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# LAND DEVELOPMENT PLAN

JAN 24 1977



City of Asheboro  
North Carolina



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PREFACE

Merger with the North Asheboro - Central Falls Sanitary District on July 1, 1970 (see figure 1) approximately doubled the area of Asheboro, and raised its population to about 15,351. (The newly incorporated area commonly referred to as "North Asheboro", and the area which was the city limits prior to the merger commonly referred to as South Asheboro will be referred to in this report as "Asheboro Planning Area".)

## INTRODUCTION

In 1974, the City of Asheboro applied for "701" planning assistance funds from the Department of Housing and Urban Development to help continue its comprehensive planning process which was begun three years ago. The objective of this report is to update the 1968 Land Use Plan by determining and reviewing changed land use, regional development, economic conditions, and other factors, and provide an updated plan to guide the future development of the community. Particular attention will be paid to those aspects of the 1968 plan that have failed to be effected (park sites not acquired, homes built in the path of needed rights-of-way, etc.), and specific changes in the community's planning process will be recommended in order that the updated plan shall be effective.

Implementation of a future Land Development Plan for communities is not an overnight task. Although Asheboro began planning for its future several years ago, problems still exist in the corporate limites and the fringe areas. Some of these problems are:

- Industries located in the CBD (Central Business District)
- Single-family residences located in the CBD
- Deterioration of the CBD
- Strip and spot commercial development
- Intermixed land uses
- Blight in the fringe areas
- Poorly platted land
- Unusable vacant land
- Inadequate recreation facilities
- Inadequate traffic circulation

The problems are very difficult to eliminate. An example of the gradual nature of problem solving at the local level of government is the city's tactic of classifying inappropriate land use situations as "non-conforming" and then waiting for that particular use to be abandoned. For blighted areas, the City may initiate another redevelopment program which might take six to eight years to materialize. For acquiring new parks and recreational sites, the town must have several reports prepared, bond referendums approved, and applications made for federal monies. This process could take approximately five to six years. Another task that

takes several years to accomplish is the elimination of unsanitary conditions in fringe areas. This process involves public hearings, annexation reports, capital improvements programming and (possibly) federal monies to insure the extension of water and sewer into these areas. In many cases, federal grants have been in short supply, therefore, the problems are prolonged.

In summary, Asheboro has just begun to see some results of its comprehensive planning program. For example, the City has public housing; numerous annexation programs; water and sewer have been extended; recreation equipment has been installed throughout the city and some efforts have been made toward city/county cooperation on major issues.

Asheboro is presently in the midst of a period of rapid growth. Although such growth is to be greatly desired, it is not an unmixed blessing. If growth is improperly coordinated, many of the amenities which the older citizens have built up or preserved over the years are likely to be obliterated by the heedless manner in which new developments are added. With coordinated development, which presupposes that a city knows where it is going, it is possible to relate old and new facilities in such a way as to augment the attractiveness and efficiency of the town.



## PURPOSE

It is the objective of this study to record and analyze the existing use of land, and in so doing establish a data base that will facilitate the development of a plan for land use growth and of other studies and plans which the Planning Board may undertake from time to time. An elaboration of the specific purposes of both the Land Use Survey and the Land Use Plan follow.

## LAND USE SURVEY

Basic to all city planning work is a knowledge of the existing use of land. Information on the type, location and amount of existing land uses is essential for a thorough understanding of the planning program. It serves as a point of departure for the Asheboro planning program. The Land Use Survey will provide data and background material for the land use plan, the major street plan, the community facilities plan and the revision of the existing Zoning Ordinance. Then too, the data presented in this report should provide invaluable to those private groups and public agencies who must from time to time make decisions in regard to land development.

The objective of this Land Use Survey as related to the Land Development Plan is to provide pertinent, useful data on the existing use of land not only for the purpose of conducting Asheboro's continuous and comprehensive city planning program but also to assist all individuals and groups - both public and private - that plan an important role in the formulation and implementation of land use policy. The success or failure of land use planning in Asheboro depends primarily upon how fully and effectively these interests use the data contained in this report.

## LAND USE PLAN

If Asheboro is to correct its existing land use problems and prevent the creation of new land use problems, it must prepare for the future. Some idea of desirable locations for particular land uses should be realized and followed in a flexible manner. This is the Future Land Use Plan -- the establishment of a policy and guide for the future physical growth by outlining the best possible arrangement for the use of land. Basically, it is concerned with location, intensity and amount of land development required for the various space-using functions of the community, and with the formulation of a land use policy.

The plan reflects the best thinking of the community in regard to anticipated future land development, and it proposes to guide this development into an orderly pattern. It is not a rigid blueprint -- no plan can rigidly pinpoint all future growth because no one can foretell absolutely what unforeseen circumstances may arise to change the pattern of development. Any plan must be flexible and subject to frequent review and revision. The attempt here is to allocate sufficient amounts of land for land use growth based on existing conditions and estimated population and to locate this growth in a pattern which places compatible uses adjacent to each other.

Every effort has been made to recognize local objectives and produce a plan based on what the people of Asheboro desire in the way of a better community. The end results should be a plan which is both ideal and practical.

Preparation of the plan was the responsibility of the City's planning agency. The agency considered many aspects of the City during the planning process including:

- Goals and objectives for the future;
- Past trends;
- Economic and demographics data; and
- existing land use

In order that the basis of the City's plan can be understood by city residents and others interested in Asheboro's development, the background information utilized is included in this planning document in the following sections.

SECTION I : GOALS AND OBJECTIVES

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Basic development goals for Asheboro and objectives to be reached in working toward these goals form a central part of the plan. These goals and objectives are a basis for insuring that sound judgement is utilized and consistency is maintained in the preparation of the land development plan and in the recommendations of actions for implementation.

The city's goals and objectives are based upon an analysis of existing conditions and upon attitudes and hopes expressed by residents of Asheboro.

These goals and objectives can assist elected officials, city administrators and private citizens in making decisions guiding present and future development in the planning area. Adherence to these goals and objectives will go a long way toward achieving consistency and coordination in efforts to provide an increasingly desirable living environment for residents of the planning area.

GENERAL PLANNING GOALS

GOALS:           Encourage desirable forms of growth and change, foster an increasingly desirable living environment, and promote the health, safety, convenience and general welfare of Asheboro by guiding the location of new development and the delivery of public services.

Conserve and enhance environmental quality within the Planning Area.

- OBJECTIVES:
- Promote a suitable living environment which is within reach of all sectors of the population by:
    - conservation and rehabilitation of existing structures
    - neighborhood renewal
    - new development
  - Encourage new development in order to:
    - stimulate the economy
    - increase per capita income
    - diversify kinds of jobs available
    - achieve a higher employment rate for Asheboro residents

- Protect and improve the city's appearance
- Promote cooperation with Randolph County government in planning for the area.
- Guide new development to areas which are or which will be provided with public utilities or where it is demonstrated that services will be provided and the health and welfare of residents will be protected by other means.
- Protect natural areas such as swamps, stream banks and wet areas from intensive or inappropriate development.
- Prepare and enact zoning and subdivision regulations to protect existing development and guide new development in conformity with this land development plan.

#### COMMERCIAL LAND USE

GOALS: Preserve the central business area as the principal shopping place and promote development of other types of commercial uses only in well planned groupings on major thoroughfares.

- OBJECTIVES:
- Encourage conservation, rehabilitation of existing structures and construction of new buildings in the CBD in order to continue the centralized location of shops and services for the convenience of planning area residents.
  - Encourage unified design and cooperation among property owners in other commercial areas to improve use of the sites and limit entrances along busy streets.
  - Require new commercial areas to meet criteria of good design, ample on-site parking, and appropriate landscaping and screening from adjoining residential uses if needed.

- Discourage the location of all types of commercial and service establishments in residential areas, other than bona fide home occupations.

### INDUSTRIAL DEVELOPMENT

GOAL: Encourage new industry and other employers to locate in the Asheboro area by designating ample areas for industrial development which have good highway access and which can be served by necessary utilities.

- OBJECTIVES:
- Encourage new industrial development in order to:
    - increase the number and types of jobs available
    - promote economic growth
  - Designate suitable areas for industrial development and plan for delivery of needed services and utilities to these areas.
  - Protect areas designated for industrial development from incompatible kinds of development.
  - Encourage establishment of a "growth strategy" effort on the part of the town and county governments and private organizations and individuals to determine types of employers to be sought and specific steps to be taken.
  - Participate in the North Carolina Governor's Award program in order to assist the city in becoming better prepared for and more attractive to industrial development.

### RESIDENTIAL LAND USE AND HOUSING

GOAL: Encourage development and maintenance of decent, safe and sanitary housing in quantities, types, and price ranges to serve the needs of all residents, in neighborhoods which offer a safe and pleasant living environment.

OBJECTIVES: Encourage programs to improve deteriorated neighborhoods and substandard housing.

- Protect existing established neighborhoods from intrusions of incompatible uses.
- Encourage construction of new homes to increase the housing supply and upgrade the general level of housing quality.
- Broaden the range of housing types available in Asheboro.
- Improve the workings of the process by which unsafe buildings are condemned and demolished.

#### PUBLIC UTILITIES AND FACILITIES

GOAL: Encourage delivery of a range of high quality public utilities and services, capacities and levels of service which can meet, or which can readily be expanded to meet, future development needs.

- OBJECTIVES:
- Begin planning for expanded sewage collection lines to meet the demands of anticipated future development.
  - Seek formal county agreement concerning financial assistance to the town in extending utility lines to serve new industry outside the town limits.
  - Encourage the provision of needed physical improvements and expansions in educational facilities which serve the area.

#### PARKS AND RECREATION

GOAL: Provide parks and recreation facilities and programs to meet the recreational needs of all sectors of the city's population.

- OBJECTIVES:
- Acquire park acreage and develop facilities to meet basic recreational needs.

- Encourage coordination between school programs and use of school facilities or the recreational needs of all age groups of Asheboro residents.
- Seek to improve recreational opportunities by encouraging establishment of a city/county or regional recreation program and facilities.
- Investigate the possibility of integrating bikeways and/or pedestrian ways into any new sizeable developments as well as into any street improvement program.

#### PUBLIC INVOLVEMENT

GOAL: Attain input from individuals and organizations during the planning process and during plan implementation to assure that individual thoughts and desires are known and protected as the general welfare is pursued.

- OBJECTIVES:
- Obtain involvement of Asheboro citizens in the planning implementation processes by actively encouraging participation in the democratic proceedings associated with the City Council. Also, promote involvement in civic organizations and volunteer groups.
  - Seek to encourage initiation of a coordinated set of improvement programs carried out by civic organizations, merchants, and volunteers to attract desirable forms of development and to increase the number and quality of employment opportunities, commercial facilities, and cultural/entertainment facilities which are available to residents of Asheboro and the surrounding area.

#### STREETS AND TRAFFIC

GOAL: Plan and promote development of a street and highway system adequate to serve existing and future development in the planning area.

OBJECTIVES:

- Request N. C. State Department of Transportation assistance in providing assistance and periodic update of the thoroughfare plan for the Asheboro area.
- Require adequate widths for all new streets and on-site parking in all forms of new developments.
- Minimize the number of driveway entrances into commercial property along busy streets.
- Assist persons living along inadequate streets in the extraterritorial area to obtain adequate maintenance of these streets.



S E C T I O N   I I   :   B A C K G R O U N D   D A T A

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A.   DESCRIPTION OF THE PLANNING AREA

An understanding of certain characteristics of Asheboro and the planning area is basic to planning for future land use and development. Background considerations for planning include:

- the location of the planning area in relation to other development in the region
- the geography and other natural features of the area
- general characteristics of the population and economy of the planning area.

REGIONAL SETTING

Asheboro, the County Seat of Randolph County, is located near the geographic center of the State and in part of the fast-growing Piedmont Crescent. Four urban areas each, with a population in excess of 50,000 persons, are within a 50 mile radius. Two of these areas have populations of over 100,000 persons. Less than 75 miles away is the City of Charlotte, the largest urban area in the Carolinas.

Asheboro is served by one major rail line -- the C. & NW Railroad, and four major highways -- U.S. 220, U.S. 64, N.C. 49 and N.C. 42. The terrain is more rolling than that normally found in the central piedmont region due to the effect of the Uwharrie Mountain range. Elevations range from around 600 to about 1,000 feet above mean sea level.

Asheboro, being the largest urban area in the County, serves as the principle trade center for the county and also for portions of surrounding counties.

## BOUNDARIES OF THE PLANNING AREA

This plan encompasses all of the City of Asheboro, but it also considers more land than just that within the City limits. The General Assembly has given all towns in North Carolina the authority to plan for and control development in the fringe area just outside of town as well as within the town limits. This authority was bestowed because the development outside of town exerts a potential influence on the town, and because most major new development coming to a town actually locates outside the town limits, is ultimately annexed into town, and, therefore, should be planned and developed according to town policy. The extraterritorial jurisdiction may be exercised within a defined area extending not more than two miles beyond the corporate limits for a town in Asheboro's size range. However, when additional references are made of Asheboro's planning area, the corporate limits and the zoned fringe areas are considered (see figure 2).

## HISTORY

Asheboro was originally settled by English Quakers and Scottish immigrants.

On Christmas Day, 1796, the North Carolina General Assembly ratified the first charter for the Town of "Asheborough". Fifty acres of Jesse Enley's land were laid off in "one acre lots and streets of not less than one hundred feet wide, with convenient alleys."

Although the location of the town was an undeveloped tract, it was selected because of its being the center of Randolph County.

Asheboro's early development can be attributed primarily to the water power furnished by two nearby rivers -- the Deep and the Uwharrie. Several mills were built along these rivers. The Uwharrie River winds through the Uwharrie Mountain Range and flows into the Pee Dee River -- one of the major streams in the Carolinas. The rocks of the Uwharrie Mountains are classified by geologists as among the oldest in North America. Through the ages, these ancient rocks have been so worn by the elements that their present height rarely exceeds 1800 feet. They are encompassed by the Uwharrie National Forest, southwest of Asheboro.

## NATURAL FEATURES

### CLIMATE

The planning area is nearly 150 miles from the Atlantic Ocean at the northwest point, and is thus outside the immediate influence of maritime weather. Summer days are warm, but not as warm as in the lower lying areas to the east; summer nights cool rapidly, and the early morning temperature averages below 63 degrees at the warmest time of year. July is the warmest month, with August and late June only slightly cooler.

Ninety degree temperatures are common in the summer months, but occur only occasionally in the spring and early fall. Temperatures as high as 100 degrees have been recorded in June, July and August, but are extremely rare; periods of several consecutive years may pass without a single occurrence of 100 degrees.

Precipitation is usually ample in the Asheboro area, and the distribution throughout the year is favorable. The wettest season is summer, when man, agriculture and industry make the greatest demands on the water supply; the driest season is autumn, when most crops are harvested. Heavy snowfall is rare, and the whole winter may pass without the occurrence of measurable snow.

### POPULATION

Asheboro annexed an adjoining area on July 1, 1970 that was not included in the 1970 census. The merger was large enough to invalidate the 1960 and 1970 census information. Since population data from the census report is not available for the corporate limits nor the extraterritorial area, Asheboro C. D. staff provided population estimates based on a 1974 housing count.

According to revised figures from the State of North Carolina, Asheboro's population on July 1, 1972, was 16,674 or about 21% of the total county population. Overall population growth over the past few years has looked this way:

TABLE I

Population: Asheboro, Asheboro Township, Randolph County

<u>Area</u>	<u>YEAR</u>				
	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1960-70</u>
Asheboro	6,801	7,701	9,449	15,351	62%
Asheboro Township	10,736	13,893	17,344	19,801	
Randolph County	44,554	50,804	61,497	76,358	

Source: Piedmont Triad Council of Governments (Asheboro Township and Randolph County) 1970 Census (Asheboro Population 1940-1970)

TABLE II

Black Population: Asheboro and Randolph County

<u>Area</u>	<u>Total</u>	<u>Year</u>	<u>% of Total Population</u>
Asheboro	1,279	1970	8%
Randolph County	5,572	1970	7%

Source: 1970 Census of population

Although the population growth rates for the City of Asheboro, Asheboro Township and Randolph County have fluctuated sharply at times over the past three decades, all three areas have experienced increases for each decade. Asheboro Township and the City of Asheboro have grown at about the same rate as the county, except for the 1940 - 1950 period when the township rate almost tripled that of the city. In every decade except for the most recent one, the population growth rate of the Township has exceeded that of the County. The City's growth rate exceeded that of the County and Township in 1970 when Asheboro City, used parts of South Asheboro, West Asheboro and Balfours merged to Asheboro's new corporate limits.

The Black population has always been less than 10% in both the city and the county, which precludes much in the way of meaningful minority input into local governmental decision making (see figure 3).

TABLE III

Population Projections

	Present Population	Projected 1980	Population 1990	Population 2000
Asheboro	15,351	N/A	N/A	N/A
Asheboro Township	19,801	23,110	26,060	28,910
Randolph County	76,358	87,380	96,660	105,130

Source: Piedmont Triad Council of Governments

It should be noted that these projections are estimates based on past trends; they are not predictions as to what will definitely occur. For instance, there is no attempt in the projection methodology to speculate upon repercussions of future economic developments, whether national trends or local happenings such as major new development or other economic boons or catastrophe which might directly impact the Asheboro area. Also, the projections ignore to some extent the possibility of annexation of present and future development outside of the city. If, for instance, the City should undertake a sizeable annexation program, the population could easily be increased in a few months time by several hundred persons by this mechanism alone. This justifies why there are no future projections for Asheboro new corporate limits.

ECONOMY

Geographically located in the center of the state, Asheboro's growth has been spurred regionally by that taking place in Greensboro, Winston-Salem, and the Research Triangle Area. The past ten years has seen influx of industry, no doubt influenced by the city's provision of utilities. This influx of new industry has begun to shift the traditional economic base away from textiles allowing for a more diversified manufacturing complex. A growing white collar presence in managerial and service related fields has accompanied this recent growth. In Asheboro, \*46.5 percent of the work force are employed in manufacturing-related occupations, while \*46.0 percent are employed in white collar positions. Rate of unemployment is approximately \*2.4 percent, which is not indicative of the problem of underemployment characteristics of mill industry.

\* Source: Social and Economic Characteristics, 1970 census.

The resultant effects of such growth are easily identifiable in the physical appearance and general mood that the city projects. Asheboro displays no clear delineation of space, resulting in a physical layout void of unifying characteristics. Growth appears to have been disjointed in nature, visually damaging the communities' appearance. The influx of industry has not been particularly effective in helping to develop a sense of community, though their influence may be seen in the fact that the city has historically never defeated a local bond issue. Thus water and sewer facilities as previously mentioned are sufficient for current needs. Table IV documents economic trends produced by the previously mentioned industries.

TABLE IV

Economic Data

	<u>Asheboro</u>	<u>Randolph County</u>
Population	15,241	76,358
Households	4,800	24,500
Gross Retail Sales	67,891,466	120,275,739
Food Sales	7,891,000	21,476,000
Drug Sales	1,939,000	3,176,000
Furniture, Household Appliances	1,574,000	3,584,000
Automotive Sales	9,906,000	13,551,000
General Merchandise	7,919,000	10,068,000
Effective Buying Income	52,311,000	226,358,000
Per Capita Income	4,800	2,921
Per Household Income	10,898	9,239

Source: Asheboro Chamber of Commerce, 1970 Sales Estimates

As indicated by Table IV, Asheboro is the financial hub of Randolph County. The gross retail sales are 56% of the county's total; food sales are 37%; drug sales are 63%; furniture and household appliances are 44%; automotive sales are 73% and general merchandise sales are 71%.

Commerce is the second largest employer in Asheboro. In 1960, there were 716 Asheboro residents employed in trade, much of which was in retail sales. This constitutes 16.5 percent of total employment. Manufacturing and commerce combined accounts for almost two thirds (65.4%) of the City's total employment.

Other areas of economic endeavor employing a substantial number of persons were: Professional and related services (education, medicine, public administration, etc.) personal services (private households, hotels, theaters, etc.), and construction. As previously stated, the professional and related services attribute to the increase of white collar positions in the area.

There is a considerable number of persons working in the Asheboro Planning Area who live outside the area. Asheboro's labor recruiting areas cover a radius of 25 road miles (approximately 30-40 minutes driving time.) The area includes all of Randolph County and a portion of Alamance, Chatham, Davidson, Guilford, Montgomery and Moore Counties. According to 1970 census data, 212,720 persons reside within 25 miles of Asheboro

As might be expected from the County's unemployment rate, there is a sizeable pool of recruitable production-related workers within the area. The composition of this reservoir of workers is shown in Table V and V-A.

TABLE V

Number of Recruitable Production-Related Workers Within Asheboro Area

<u>Miles</u>	<u>Total</u>	<u>Type of Workers</u>					
		<u>Total Available Workers</u>		<u>Experienced Workers</u>		<u>Inexperienced But Referable And Trainable</u>	
		<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
0 - 15	2,310	1,280	1,030	1,200	960	80	70
15- 20	2,010	1,105	905	1,055	850	50	55
20- 25	3,825	2,085	1,740	2,005	1,635	80	105
<b>TOTAL</b>	<b>8,145</b>	<b>4,470</b>	<b>3,675</b>	<b>4,260</b>	<b>3,445</b>	<b>210</b>	<b>230</b>

Source: Employment Security Commission of North Carolina, "Estimate of Recruitable Workers for Industrial Expansion Area of Asheboro", April 30, 1975.

TABLE V - A

Major Occupational Class of Job Applicants

	<u>Total</u>	Professional		Farming		
		<u>Technical, and Managerial</u>	<u>Clerical and Sales</u>	<u>Fishing, and Forestry</u>	<u>Processing</u>	
Male	4,470	490	305	40	145	
Female	3,675	145	795	5	120	
Total	8,145	635	1,100	45	265	

	<u>Machine Trades</u>	<u>Bench Work</u>	<u>Structural Work</u>	<u>Miscellaneous Occupations</u>	<u>Partials Partials</u>
	Male	680	290	885	870
Female	480	850	20	285	665
Total	1,160	1,140	905	1,155	1,230

Source: Employment Security Commission of North Carolina, "Estimate of Recruitable Workers for Industrial Expansion, April 30, 1975.

Table V and V - A contain data compiled by local Employment Security Commission offices serving the defined area over a 60 day period. It must be noted that these tables do not include all potential workers in the area, but instead, it includes those workers who have filed applications for jobs with Employment Security Offices. Additional workers can be recruited such as house wives, persons now commuting out of the area, etc.

FAMILY INCOME AND INCIDENCE OF POVERTY IN AHSEBORO AND RANDOLPH COUNTY

Social and Economic characteristics are given for the City of Asheboro (pre-1970 corporate limits) and Randolph County. Most of the data for Asheboro was compiled prior to the major annexation of 1970. However, the information is usable in that Asheboro and Randolph County's information shows no great deviations as will be shown in the following tables VI - X.



TABLE VI  
POPULATION: ASHEBORO  
10,797

40.2%	(over 25 completing 4+ years high school)
1.03%	(non-worker - worker ratio)
2.4%	(unemployed)
46.5%	(employed - manufacturing)
46.0%	(employed - white collar)
12.2%	(employed - government)
\$9,254	(median family income)
10.2%	(below poverty)
18.6%	(above \$15,000)

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Source: Social-Economic Characteristics, 1970 Census

TABLE VII  
POPULATION: RANDOLPH COUNTY  
76,358

57.9%	Rural non-farm
12.3%	Rural farm
1.05%	Non-worker-worker ratio
58.3%	Employed-manufacturing
28.6%	Employed white collar
6.4%	Employed government
\$8,894	Median family income
9.7%	Families below poverty
10.4%	Families over \$15,000

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Source: Social and Economic Characteristics, 1970 Census

TABLE VII

Asheboro:

I. Employment

A. Total labor force: male: 2,903 (80.4% of age group)  
female: 2,384 (54.5% of age group)

B. Median earnings

Male (16 years +): \$6,163

Female: \$3,841

C. Income

Median \$9,254

Mean \$10,513

Per capita \$3,275

13,190 poor families receiving public assistance

24.5% all persons receiving social security

Households: 49.3% owner occupied

50.7% renter occupied

mean gross rent \$66

20.0% lacking some or all plumbing

TABLE IX

II. Black Population

Population: 1,279

A. Education: enrolled (3-34 years): 404 (58.4%)  
years completed

Male (25 years +): median years: 9.5

Female (25 years +): median years: 9.4

B. Employment

Total labor force 495

Male: 345 (64.0% of total age group 16 +)

Female: 250 (53.4% of total age group 16 +)

C. Income

Median: \$5,418

Mean: 6,359

Per capita: \$1,553

= below poverty level (75 families)

24.6% of all families

N.A. families receiving public assistance (base figure too small  
to be shown or withheld)

- C. Income (cont'd)
  - Households: 30.6% (below poverty) N = 106
  - 33.0% owner occupied
  - 67.0% renter occupied
  - n.a. mean gross rent
  - 62.3% lack some or all plumbing

TABLE X

III. Randolph County

Total population: 76,358

A. Education:

enrolled (3-34 years): 19,047 (46.9%)  
years completed

male: (25 years =): median years: 9.4  
female: ( ): median years: 10.1

B. Employment

total labor force: 36,945 (employed: 36,197)  
male: 21,279 (83.9% of age group - 16 years +)  
female: 15,675 (56.6% of age group - 16 years =)

C. Income

median: \$8,894  
mean: \$9,409  
per capita: \$2,731  
below poverty level (N = 2,039 families)  
9.7% of all families  
13.3% of poor families receiving public assistance  
26.1% persons receiving social security  
households = N = 2,338 (13.4%)  
16% owner occupied  
39% renter occupied  
\$54 mean gross rent  
32.0% lacking some or all plumbing

Randolph County: Black Population

Total population: 5,572

A. Education: enrolled 1,838 (53,698) 3-34 year group  
years completed male: median years 8.8  
(of 25 years + group)

female: median years 9.5

B. Employment

Total labor force: 2,152 (total employed: 2,041)

male: 1,158 (72.4% of total age group 16 +)

female: 994 (53.6% of total age group 16 +)

C. Income

median: \$6,265

mean: \$6,727

per capita: \$1,547

below poverty level (N = 298 families)

24.7% of all black families

15.1% families receiving public assistance

11.7% persons receiving social security

Households (N = 317) = 28.4% below poverty

52.7% owner occupied (N 167)

47.3% renter occupied (N 150)

\$48.00 mean gross rent

68.8% lacking some or all plumbing

Asheboro

Population

A. Education enrolled 3-34 years N = 2,724 (53.4%)

Median years completed: Male: 10.9

(of age 25 and over) Female: 11.0

B. Employment

Total labor force (Total Employed )

Male: 2,903 (80.4% of age 16 +)

Female: 2,384 (54.5% of age 16 +)

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Source: Social and Economic Characteristics, 1970 census

The average family income in Asheboro in 1970 was \$9,254, while the County's average family income was \$8,894, verifying that Asheboro and Randolph County are similar in nature.

B. ANALYSIS OF EXISTING LAND USE

The existing pattern of development is a given quantity which must be analyzed prior to formulating a plan for development in the future. Such an analysis indicates not only the present distribution of land use, but indicates where strong and weak points exist and highlights trends which appear to be occurring.

For planning purposes, land use can be divided into several categories. The general building style and site development characteristics and function within each category are related, and each category is fairly distinct from the other categories:

Residential -- includes detached single family homes, apartments, mobile homes, and mobile home parks

Commercial -- includes retail businesses as well as those uses in which private persons provide various services to the public for profit.

Industrial -- includes manufacturing and processing plants and large outdoor or indoor storage areas.

Governmental -- includes lands owned by the city, county, state and federal governments

Socio-cultural -- churches and private or semi-private recreation facilities

Open space, agricultural and wooded lands -- lands which are largely free of structures, whether or not presently in productive use.

## RESIDENTIAL LAND USE

The residential areas are shown on the land use map. There is a considerable amount of residential land use outside of the city limits; in fact, forty percent of all the housing units in the planning area are located outside of town.

## Housing Conditions

A. In order to logically determine the community's needs as a basis for establishing housing goals and objectives, a housing conditions survey was conducted by the Planning Department of the City of Asheboro, in December, 1974. Information collected from this survey, and from all sources, was used in these ways:

1. To determine the overall conditions of the housing stock on both a collective and an individual basis, and to establish housing characteristics.
2. To determine location of blighted neighborhoods, and those neighborhoods having the potential to become blighted in the near future.
3. To determine the nature of environmental conditions which have a detrimental impact on the quality of neighborhoods such as unsuitable streets, poor drainage, visual blight, etc.
4. To delineate areas where certain actions are needed to correct existing conditions and generally make neighborhoods more viable.

Those actions include:

- a. Dilapidated Structure Removal
- b. Intensive Code Enforcement
- c. Voluntary Home Improvements
- d. Housing for the Elderly
- e. Housing for low/moderate income families
- f. Public Improvements
- g. Neighborhood Facilities

Housing Characteristics

The Housing Conditions Survey was the basic tool used in establishing housing characteristics. This data was supplemented by Census information and pertinent records from the City's Codes and Inspections Department.

TABLE XI

Total Dwelling Units in 1974 - 5,561 (excluding Mobile Homes)

	<u>Total</u>	<u>Owner</u>	<u>Rental</u>
1. Occupied Units	5,394	3,614	1,780
Standard (sound)	7,749	2,512	1,237
*Substandard	1,548	1,080	468
**Dilapidated	97	22	75
2. Vacant Units	167	113	54
Standard	63	44	19
Substandard	32	21	11
Dilapidated	72	48	24

Source: 1970 Census

\*Substandard is defined as being deficient in one or more "critical" aspects of a dwelling unit as stated in the City's Minimum Housing Standards.

\*\*Dilapidated is defined as deterioration beyond the point of economically feasible rehabilitation.

The Substandard category implies that the structure is suitable for some type of major rehabilitation work. Eleven percent fall into this category. Another twenty-five percent of the total housing stock would be considered suitable for minor rehabilitation work.

After all survey data, census data, and information taken from municipal records was collected, recorded, and analyzed the City was divided into 16 identifiable sections for the purpose of establishing observable neighborhood characteristics.

Neighborhood Analysis revealed that overall conditions existing in Sections number 1,5,6,8,9,10, and 12 as shown in figure 5 cause them to fall in the fair to poor category.

Sections 1 and 9 are clearly the areas having the greatest need for corrective action. Most of the City's blight conditions are concentrated in Section 9. The characteristics of this section, as observed during the survey are:

1. Approximately 45% of the city's dilapidated structures are located in study area 9, which contains only 10% of the total number of all residential units city-wide.
2. High concentration of visual blight.
3. Large number of dwelling units are renter-occupied, with average rent being \$63.00 per unit as compared with \$81.50 city average.\*
4. Poor street conditions apparent.
5. Location of majority of public housing units. One hundred thirty-five units (out of a total of 200 for the city) are located in the area; one hundred section 236 housing units (subsidized rent) (out of a total of 150 for the city) are also located in Section 9.
6. Average value of residences is below \$10,000.00.\*\*

Section 1 basically has the same conditions that exist in Section 9, only on a much smaller scale. The exception to this is the absence of public or subsidized housing in Section 1. The remainder of the above-cited neighborhoods (5,6,8,9,12) can be characterized as generally "fair", but containing isolated spots of blight and other unsatisfactory conditions.

\*Source 1970 Census

\*\*Source 1970 Census



MOBILE HOMES

The increasing demand for the residential use of mobile homes may cause problems for the city in the future. Presently, large numbers of mobile homes are located within North Asheboro and the fringe area. This is probably due to the strict regulations which the city has adopted to control and limit the conditions under which a mobile home can be set up inside the Asheboro corporate limits. This problem is going to be intensified now that the county is preparing a comprehensive zoning ordinance that will also severely restrict mobile homes. Thus, the future status and regulation of mobile homes in the local area is an issue of immediate importance, and should be squarely faced when the City's zoning ordinance is revised.

INDUSTRIAL LAND USE

Asheboro is somewhat unusual in that virtually all of the industries in the planning area are located inside the city limits, rather than in the outside fringe area as is the case in most communities. The locations of industries have long been established, and the Land Development Plan indicates little change due to the available space within the city. The locations of the kinds of land uses bearing the "industrial" designation are shown in blue on the land development plan map.

Industries consume sizeable chunks of in-city land along Salisbury Street just west of the CBD, in the industrial park between U.S. 220 Bypass and U.S. 220 Business South, along Dixie Drive (U.S. 64) east of Fayetteville Street (U.S. 220-S) and in the Balfour area along Central Avenue.

TABLE XII

Selection Criteria for Industrial Sites

- Outside of, but near a town
- Generally level land not requiring extensive preparation
- Near major highways
- Rail service available

Table XII (cont'd)

Sufficient utilities

Sufficient area for large buildings, parking, landscaping,  
and future expansion

No incompatible uses nearby and protection by zoning form  
encroachment by other uses.

Good soil characteristics--well drained with adequate bearing  
strength

Pool of potential labor available

Sites available for sale, preferably with near term delivery  
possible for required utilities

Easy access to cultural and recreational amenities

There are several industries located within the Central Business District which might ideally be located elsewhere, on the periphery of town in the Industrial Park. These uses are, however, constitute the older, established industries of Asheboro and can be expected to remain in existence at their present locations.

The major manufacturing use outside of the center city are Superior Stone and Paving located in the Northwest section of Asheboro planning area, an Asphalt Plant located in the Northeast section of the planning area and a large furniture manufacturer on Lewallen Street southwest of the city.

#### FUTURE INDUSTRIAL DEVELOPMENT

New industrial development in the planning area is perhaps the prime means of working toward Asheboro's goal of improving economic conditions for residents of the planning area. As the economic section of this report indicates, there is a large pool of recruitable workers within the general vicinity. Assuming that the area is of interest to a new employer seeking a site, the land development plan is structured to offer suitable attractive locations for industrial sites within the Asheboro planning area.

The industrial areas shown in the land development plan were chosen after a consideration of criteria concerning the "ideal" industrial site.

## FUTURE INDUSTRIAL DEVELOPMENT (cont'd)

These criteria are summarized in Table XII. To further explain the first point in the table, most industries today prefer to locate near a town, but outside of the city limits so that the plant can take advantage of proximity to a concentrated labor pool and city services (sometimes including city utilities) without paying city taxes. This trade-off is acceptable to cities because the general upswing in the economy which accompanies new industry more than off-sets initial public investment in providing services to the plant, and subsequent development in the plant vicinity often warrants eventual annexation.

## COMMERCIAL LAND USE

The original commercial development in the planning area is located downtown as would be expected, and also as strip-type development located along U.S. 220 Business. A considerable amount of commercial development has occurred in recent years along U.S. 64 Bypass (Dixie Drive). The most significant commercial developments which have occurred in recent years are the Hammer Village Shopping Center, located on the U.S. 64 Bypass, and Northgate Plaza Shopping Center on North Fayetteville Street at Old Liberty Road.

Other new commercial developments have occurred in the southwest section of the planning area. Actually, the existing and new commercial establishments are beginning to identify with the North Carolina Zoo, which is located seven miles southeast of the planning area. Several businesses have adopted the word "Zooland" to precede the existing names. (Zooland Furniture, Zooland Camping, etc.)

There are several neighborhood grocery stores in the residential areas throughout the city. Many of these stores appear to be in poor condition and seem to be economically marginal operations.

In the extraterritorial zoned area, commercial development is limited, probably due to the relative lack of public utilities. There is a small clump of commercial land use along U.S. 64 east, which includes basically service stations and neighborhood businesses. Other uses are generally home occupations and grocery stores.

FUTURE DEVELOPMENT

As the economy section indicates, commercial growth, at least for the near term can be expected to be relatively modest. However, sound land use planning should guide commercial development in logical, publicly agreed-upon directions to assure the greatest benefit from any commercial investment made, for both the town and the individual business investor and operator.

There are several factors relative to commercial development in the planning area which the land development plan has addressed:

1. Potential for expansion of the downtown commercial area is limited by --
  - existence of sound residential development closely bordering the existing business area
  - low traffic volume capacity of the side streets and high volume of through traffic on Church and Fayetteville Streets
  - limited vacant land for new buildings
  - existing industries which are generally incompatible with commercial development
2. Presently, newer commercial uses are expected to locate somewhat haphazardly near or outside of the city limits on roads which will be used by the Zoo visitors.

RECREATIONAL LAND USE

With  $\frac{1}{2}$  of Asheboro's current population under 24 years of age\*, the issue of recreation is an immediate one. The development of facilities and programs does not appear to have kept pace with the demand for recreation. The general problem seems to be in these areas.

1. Acquisition policies that still depend too often on individual grants of land to the city rather than a policy of active securement of desired areas.
2. Inadequate recreational facilities in east and north Asheboro.
3. Apparent lack of developmental coordination between city/county and private interests.

A full-time recreational program began in the city in 1968 (one of the last in the state to do so). Response to inquiries from local Jaycees and youth groups moved city officials to hire one full-time professional staff member; the staff has since been enlarged to -- full-time employees as well as seasonal, part-time staff as needed.

The city lacks adequate indoor facilities, which has led to the formation of a private citizen group interested in the development of a YM-YWCA Program. The fund drive to raise money for purchase of land failed to raise sufficient funds, leading to the issuing of a loan. Due to Y regulations requiring initiation of construction within 3 years of incorporation, as well as the apparent lack of public support, the effort seems to have a doubtful future. Cooperation between the "Y" group and the local recreation department has been spotty, leading to an overall effort which has been counterproductive.

\*Source: Social and Economic Characteristics, 1970 Census.

The budgeting and funds management process has been somewhat loose. Allocation of money for the recreation program has often met council resistance. This seems to arise from:

1. A tendency to view hardware investment as the top priority in the area of capital improvements.
2. A dependency on the proposed YM-YWCA as a possible provider of recreational programs in lieu of city provision.

#### RECREATIONAL NEEDS

A good measure for assessing the amount of public recreation space a town should have to adequately meet its residents' desires is about 10 acres per thousand people, although this is not an absolute figure. This standard would mean 190 acres of recreational space in the case of Asheboro Planning Area. Another general rule of thumb is that from 25 to 50 percent of this space should be developed for neighborhood use, with the rest devoted to city-wide facilities.

Source: National Parks and Recreation Association.

Some of the existing facilities are as follows:

TABLE XIII

PARK AND RECREATIONAL FACILITIES

<u>Name</u>	<u>Acres</u>	<u>Soft- ball</u>	<u>Base- ball</u>	<u>Tennis Courts</u>	<u>Play- Ground</u>	<u>Picnic Area</u>	<u>Other Facilities</u>
Memorial							
Park. . .	15	1	1 L.*	6 L.	x	x	Swimming Pool
Frasier							
Park. . .	4.1	1			x	x	Shelter & Club House
Westwood							
Park. . .	4.9					x	Shelter
Hammer							
Park. . .	1.1				x	x	
Park St.							
Park. . .	.8					x	
Redding Rd.							
Park. . .	3.7						
Shannon							
Rd. Park.	2.5						
City Lakes						x	Fishing, Boating
Teachey							
Sch. . .	**				x		
Lindley Pk.							
Sch. . .	**		1		x		
McCrary							
Sch. . .	**				x		
Balfour							
Sch. . .	**				x		
Central							
Sch. . .	**	1			x		Wading Pool, Gym

Golf Course ... Shelter, Club House, nine-hole golf course

\* L. designates lighted facility.

\*\* small to moderate sized facilities.

(See the land use plan for proposed park site.)

## VACANT LAND

The percentage of vacant land indicates an abundance of land available for new growth in all categories. (Residential, Commercial, Industrial and Semi-Public).

Much of the vacant land in the City can be attributed to the 1970 merger. Although North Asheboro is a part of the urban area, parts of it have a semi-rural setting. There are very few cluster type developments in the entire area.

## PUBLIC INFRASTRUCTURE

This chapter discusses the public utilities and facilities which serve the citizens of Asheboro, and in some instances, all residents of the planning area. These publicly owned facilities and utilities, which involve in some cases a substantial amount of land use, can be referred to as the "public infrastructure". Included in the public infrastructure category are streets and highways, water and sewer systems, and schools.

## STREETS

Asheboro's existing street network can be appropriately described as a patchwork of small loosely connected systems which result from independent subdivision developments. It is apparent that developments have taken place over the years with little thought given to the overall street system. With the exception of 2 bypasses (U.S. 64 - N.C. 49 and U.S. 220), major streets focus on the downtown area. Too few streets have been developed as through streets to provide adequate continuity for traffic movement in the area. In many cases, traffic is forced to travel a circuitous route in going from one place to another.

The area is served from the outside by two U.S. routes (U.S. 220 and U.S. 64) and two N.C. routes (N.C. 49 and N.C. 42). U.S. 64 and N.C. 49 are routed along the same facility through most of the area. U.S. 220 and U.S. 64 - N.C. 49 were designated principal arterials in the 1968 Functional Highway Classification System. U.S. 64 west of N.C. 49 is classified as a minor arterial and N.C. 42 as a major collector in the functional highway system.



There are 35 intersections in the area where traffic movements are signal controlled. Eight of the intersections are operated as semi-traffic actuated. The remainder are operated as pretimed. The controller at U.S. 64 and Park Street is a fully-actuated controller, but is operated as a semi-actuated controlled with detectors only on U.S. 64. The controller at Park Street and Salisbury Street is semi-actuated but is operated as pretimed.

NEEDS

1. Alleviation of the existing and projected capacity problems on both Fayetteville Street and Salisbury Street either by street widening or shifting a percentage of their traffic to other streets.
2. Relief of congestion in the CBD, much of which can be done by correcting problem area 1 as stated above.
3. Provide for continuity of designated thoroughfares by corrective offset streets intersections and providing missing link connectors.
4. Provide additional routes for east-west traffic flow north of the business area and for north-south traffic east of the business area.
5. Locate an outer loop around Asheboro to be implemented as the need arises.
6. Designate an intermediate loop capable of providing a means of circumventing the central area for traffic moving from one outlying area to another outlying area.
7. Determine cross sections required on existing thorough fares to carry 1995 traffic volumes.
8. Provide for the anticipated relocation of N.C. 49 bypass south of the City and for the construction of U.S. 311 extension north and east of the City.
9. Anticipate the use of Cox Road as the initial access route to the North Carolina State Zoo.

SCHOOLS

The Asheboro City Schools include five elementary schools, two junior high schools, one high school, and one administrative building, as follows.

TABLE XIV  
ASHEBORO CITY SCHOOLS

Name and Address of School	Date of Construction	Size of Property	Estimated Value(yr)	Facilities*	1974 Enrollment
1. Administration Building			\$76,000	Offices	_____
2. Balfour Elem. 200 N. Fayette- ville Street	1925	6 acres	63,000	a,b,d,e	423
North Addition	1948		42,000		
South Addition	1948		33,000		
Cafeteria	1952		44,000		
Library	1958		3,000		
Storage House			200		
3. Lindley Park Elem. Randolph Ave. and Cliff Road	1954	8 acres	435,000	a,b,d,e	460
4. Loflin Elem 405 S. Park St.	1936 1960	5 acres	230,000	a,b,d,e	480
Loflin Annex	1962		98,000		
5. McCrary Elem 400 Ross	1958	15 acres	440,000	a,b,d,e	539

Table XIV (cont'd)

6. Teachey Elem. New Bern Ave.	1964	20 acres	417,000	a,b,d,e	517
7. Asheboro Jr. High 523 W. Walker Ave.	1963	25 acres	890,000	a,b,c,e,f	773
8. N. Asheboro Jr. High Bailey St. Ext.	1968	100 acres	930,000	a,b,c,e,f	546
9. Asheboro High 1221 S. Park St.	1950 1954,1960 1970	25 acres	1,610,000	a,b,c,d,e,f	1,045
10. Asheboro City Mobile Classroom			4,100	a	

\* Facilities: a - classrooms; b - library; c - gym; d - auditorium;  
e - cafeteria; f - laboratory

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Source: Asheboro Community Facilities Plan and Capital Budget, 1970

The system's enrollment projections foresee a student population which will either remain at current levels, or perhaps even decrease slightly in coming years.

Long-term school budgeting can, therefore, be programmed for renovation and new equipment purchases rather than for construction of additional classrooms. Significant amounts of new residential development could necessitate additional expansion, however. School authorities should be alerted of all new substantial residential development.

Instead of stating needs, this report will give proposed school sites based on present and future population distribution. Also, consideration will be given to the aging existing school facilities.

### PROPOSED SITES

#### Elementary Schools

1. West of Uwharrie Street near the U.S. 220 Bypass
2. Along Lexington Road west of the U.S. 220 Bypass
3. Along Dublin Road north of Dixie Drive
4. Along the proposed new radial thoroughfare between the eastern extension of Presnell Street and Allred Road.
5. Between North Fayetteville Street and the U.S. 220 Bypass
6. Near the intersection of Central Avenue (SR 1504) and Central Falls Road (N.C. 49-A).

#### Junior High

1. Northeast of the City of Asheboro near the proposed new radial thoroughfare north of the eastern extension of Presnell Street.

#### Senior High

1. Adjacent to the junior high west of Balfour near the U.S. 220 Bypass.

### Water System

"Raw" water for Asheboro is obtained from four impounding lakes on Back Creek tributary stream west of the City and three streams. These lakes provide a raw water storage of 1.4 billion gallons. The present system can supply 6,000,000 gallons per day. The peak load on the system in 1974 was 4,294 gallons per day; thus, the water available above peak load is 1,706,000 gallons

per day. Needless to say, Asheboro has ample water supply for the immediate future.

Water is treated at the plant on Winslow Street, and is pressure-transmitted throughout the system, by a main pumping station at the treatment plant, and by supplemental pumps located where needed throughout the city. Almost the entire developed area of the city presently is served by water lines, and extension of lines as needed is a relatively simple procedure, if funds are available. Lines were extended to recently annexed areas in 1969-1970 and the process continues yearly.

#### NEEDS

1. The city has several areas with "two inch" water lines that should be replaced as soon as possible. Modern service requirements necessitate a minimum water line the size of six inches.
2. The City might reconsider its policy regarding water service beyond the city limits. Homes in several densely developed areas outside the city rely on individual wells for domestic water. Since the homes also generally utilize septic tanks, some possibility of contamination of ground water exists and this possibility will become more severe as further development occurs.

#### SANITARY SEWER SYSTEM

Asheboro's sanitary sewer system is of the gravity flow type, except for a few small areas where topography requires pumps and force mains. The entire developed area of the city is served by sanitary sewers, except for the vicinity of Hawthorne Road to the south, the Farmer Road area to the west, and the Hamlet Lakes and Winningham Farms areas to the east.

Asheboro's new four million gallons per day waste treatment plant is located just below the confluence of Haskett's Creek and Pen Wood Branch, along which streams are located the main disposal lines of the Asheboro system. The plant accomplishes primary (physical) and secondary (biological) treatment of raw sewage, the liquid effluent is being released into Haskett's

Creek one mile and a half above Deep River. Presently, the amounts of effluent released into the river have been within acceptable EPA standards.

The expansion of Asheboro's sewer facilities in the future will be contingent upon the completion of the "201 Facilities Study" recently completed by Moore, Gardner & Associates, Engineering Consultants.

### NEEDS

1. Although the treatment plant has a sizable surplus capacity, many of the sewer lines are operating nearly at design capacity. This indicates that a few outfall lines (major collection lines leading to the treatment plant) should be built to handle the effluent from new developments. The proposed location of these outfall lines will be indicated in the "201 Facilities Study".
2. The city should seriously consider assessing property owners for part of the construction cost of sewer lines serving their property. An alternative to construction assessment would be levying a "privilege connection charge" at the time the customer taps onto the system.
3. The City Council should study the needs and desirability of extending sewage lines into heavily developed areas outside the city limits (either with or without annexation).
4. To protect Asheboro's treatment plant and assure that the treated wastes will meet state and federal requirements, the city should consider enacting a "sewer use ordinance" which would limit the strength of sewage which could be deposited in the sewer system. Under such an ordinance, waste exceeding the strength limitations included or containing matter or having properties specifically excluded would have to be pretreated by the user prior to discharge into the system.

## ASHEBORO'S LAND DEVELOPMENT PLAN

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The land development plan for Asheboro is discussed in this chapter and is illustrated in Figure 7. This plan is based upon an analysis of existing conditions and needs and upon the town's goals and objectives for the future. These considerations are discussed in the first sections of this report.

Key features of the land development plan include those which:

- direct most residential development to areas which have or can receive public utility service;
- seek to protect those few remaining areas which are most desirable for industrial usage from other types of development;
- preserve potentially valuable land from unplanned development of undesirable forms;
- protect marsh and floodplain areas from all kinds of improper development.

This plan seeks to achieve a land use pattern which is compatible with existing development and which respects the constraints which Nature has placed upon future development of some portions of the planning area. These portions are to be developed only within their capabilities, if at all.

The discussion which follows deals with each component of the land development plan and land use map.

### RESIDENTIAL LAND USE

Residential areas are shown in brown (high density), orange (medium density), and yellow (low density) on the land development plan map<sup>1</sup>. Due to topography and availability of utilities and proximity to the CBD and

<sup>1</sup>Density refers to square feet per dwelling unit, high density (7500 square feet or less) medium density (10,000 square feet) and low density (15,000 square feet).

other development, the area between South Asheboro and North Asheboro is expected to develop residentially sooner than the areas on the fringe of the planning area. New residential growth is now occurring in the vicinity of Legend Park which is northeast of Asheboro. The area west of Balfour in the vicinity of the new Junior High School has considerable potential for residential growth. Substantial residential growth is expected in the Central Falls Sanitary District and adjacent areas. A significant amount of growth is forecasted in the southeastern part of the planning area between Fayetteville Street and Cox Road. New growth is also forecasted in the Mack Road area, due south of the present city limits.

New subdivisions should be planned with residences fronting along new streets rather than along existing highways. To the maximum extent possible, these subdivisions should be planned and coordinated with city utility plans so they may receive city services and may be added to the corporate area. Medium density residences such as garden apartments and townhouses can be somewhat less expensive than single family dwellings and can provide a more readily available source of housing for persons not wishing to buy a detached home. Thus, such housing is one means of staisfying the city's goals of increasing the variety of housing available to its citizens. Such housing would be permitted in the residential areas shown in the Plan if served by public utilities and if other locational criteria were met. Residential development occurring in other areas should be at very low density, one acre lots or larger. Homes are not allowed in areas where soils are totally unsuitable for residential development or in areas reserved for industrial use.

#### Commerical Land Use

The distribution of commercial land use is designated to promote the city's goal of encouraging more intensive development of the existing commercial areas near the Central Business District and to discourage the scattering of small commercial uses indiscriminately throughout the planning area, except for certain specific neighborhood commercial centers as indicated in the plan.

The Northgate Plaza Shopping Center, located on North Fayetteville Street is the largest commercial development yet to occur outside the Central Business District.



Further strip commercial development along Fayetteville Street and Dixie Drive should be discouraged. Strip-type development along a major thoroughfare not only reduces the effectiveness of the facility to carry traffic, but adds to congestion and creates hazardous conditions for motorists and pedestrians alike. It is desirable to concentrate commercial services at certain locations along or at the intersections of major highways in order that traffic entering and leaving these establishments can be properly controlled. There is no way to control traffic movements into and out of the many driveways characteristic of strip development.

The Land Development Plan indicates commercial establishments in the following areas:

Neighborhood Businesses:

- 1) The intersection of U.S. 64 and N.C. 42.
- 2) The intersection of Lexington Road and U.S. 220 Bypass.
- 3) The intersection of Spring Street and Old Salisbury Road.
- 4) The intersection of Liberty Road and Balfour Avenue.

Other Areas are:

- 5) Southeast of U.S. 220 Bypass; the area is bounded by Cedar Fork Creek on the north, east, south and in the west by U.S. 220 Bypass.
- 6) Area north of the Intersection of U.S. 220 Bypass and Dixie Drive; the area is an extension of the intersection encompassing N.C.S.R. 1448 and the intersection of Mack Road and Albemarle Road.

These areas are designated by red on the Land Development Plan map. Those areas with a strictly neighborhood orientation are indicated by the capital letter "N".

## Industrial Land Use

Two major areas are allocated for new industrial use in addition to the enlargement of several existing industrial areas. These areas are shown in blue on the land use map. Each new area is convenient to good transportation: highway, railroad, or both. Each is also generally undeveloped at present. Finally, each has soils which are well drained and have bearing strength capable of supporting most industrial buildings. These industrial areas are located as follows:

### Proposed

- 1) Vicinity of East Salisbury Street and U.S. 64-N.C. 49 Bypass.
- 2) Along the west side of the railroad track between North Fayetteville Street and the U.S. 220 Bypass.

The planned expansion of existing areas, as well as the selection of the two new areas were based on such requirements as access to railroad and major highways, topography, and availability and reserve capacity of existing utilities.

### Expansion

- 3) The areas around the Acme McCrary plant on East Pritchard Street.
- 4) The Balfour Mill in North Asheboro.
- 5) The industrial park south of Asheboro.

The existing industrial areas inside the Central Business District are not enlarged under the land development plan. It is desirable but no practical to eliminate these uses; relocation should be encouraged; when and if feasible.

## Parks and Other Open Space

In support of the city's goals to provide parks and recreational facilities for its residents, the land development plan shows several proposed parks at various locations throughout the city. See figure number 6.

In the planning area, soils along the watercourses are unsuitable for most forms of development; these areas are most valuable in their natural state to collect and distribute storm and flood water, to recharge the ground water supplies and to provide a habitat for wildlife. The land development plan retains these areas in their natural state, with only farming and limited forms of development permitted.

There are portions of the planning area which will not be served in the foreseeable future by public utilities. Development in these areas should be limited to very low density uses, and in most areas agriculture and forestry should continue the primary usage of these lands. Such areas are indicated in the open space category on the land development plan map. If detained as open space at present these areas may be potentially quite valuable as sites for industries, large commercial uses, or planned residential developments in the future.

### Highways and Streets

The land development plan contemplates little change in the existing street and highway network in the planning area, but several needed improvements are discussed below:

1. Fayetteville Street (U.S. 220 Business) - Widening to a four lane section from the southern boundary to Liberty Road and the addition of a 16-foot median thereafter should provide sufficient capacity for the design period.
2. Salisbury Street - Widening to a four lane section is recommended as well as providing left turn lanes at intersections where development setback will allow.
3. N.C. 42 - While N.C. 42 does not deliver traffic to the Central Business District it will serve as an extension of Salisbury Street and will carry the bulk of the traffic desiring to travel to points southeast of Asheboro.

4. Sunset Avenue - Sunset Avenue will act to carry traffic utilizing S.R. 1004 to and from the Central Business District.
5. Cox Street - This street will be utilized by traffic going to and from the Central Business District from the south and will supplement Fayetteville Street. Also, Cox Road will become the initial access road to the N. C. Zoo.
6. Albemarle Road (N.C. 49) - Albemarle Road will carry traffic to and from the southwest of the urban area. Widening to a basic four lane facility.
7. Mack Road (SR 1104).
8. Liberty Road (SR 2261).
9. Kivett Street - Powhattan Avenue - Farmer Road.
10. Central Avenue (SR 1504).
11. Lexington Road (SR 1004).

#### IMPLEMENTATION

This plan has outlined Asheboro's desires for future development. The plan can be carried from concept to actuality through what is called an implementation process. This chapter discusses various means available to implement the land development plan.

Implementation is within the responsibility and capability of private persons and organizations, as well as the several levels of government. Many of the activities discussed below can be carried out or initiated by various branches of local, county, or state government, sometimes with federal assistance. It should not be forgotten that many efforts can also be spearheaded or assisted by civic organizations and other groups interested in furthering the aims of the Asheboro comprehensive plan.

The plan should be consulted regularly by the Town Board in making each small decision which in time brings the town closer to the goals and objectives expressed in the plan. However, the full responsibility for implementation of Asheboro's land development plan does not rest with the local government alone. It rests with all of the citizens of the community as well.

#### GENERAL MEANS OF IMPLEMENTATION

There are several legal tools and broadly based financial assistance programs which apply to the town as a whole and which can be useful in setting up an overall framework for implementation.

##### Zoning

Zoning regulations are particularly important in shaping land development. The ordinance helps to insure that land uses are properly located with respect to one another, that sufficient land is available for each type of use, and that density of development is suitable both to the level of community services available and to natural features of the land.

Zoning may be enacted by the Town Board and may be enforced within the corporate limits and in the extraterritorial area within one mile outside the town limits as well, according to State Enabling Legislation. The City's present zoning ordinance should be revised. The revised zoning ordinance could aid in the attainment of every goal and objective identified in the goals and objectives section of this plan. Therefore, preparation, adoption, and enforcement of the zoning ordinance should be a top priority item.

##### Subdivision Regulations

Subdivision regulations can insure that proper design standards are met as new areas are developed and that necessary improvements are provided in the subdivision. New home owners are assured that sanitary systems will function properly, that promised paving, storm drainage, curbing and other improvements will be properly installed, and that accurate markers will be provided for properly line surveys. The chief benefit of such regulations is their ability to prevent many future problems, while planned developments are still lines on paper rather than substandard lots sold to unsuspecting purchasers. Furthermore, subdivision regulations would help achieve the following objectives:

1. The encouragement of high standards in areas to be developed for residential purposes.
2. The encouragement of new home construction to increase the housing supply and upgrade the general level of housing quality.
3. The promotion of an attractive community appearance by encouraging visual attractiveness.
4. The establishment of an adequate park and recreation system by encouraging dedication of space in new subdivisions for such purposes.
5. The promotion of safety and a continuous street improvement and construction program by insuring good circulation patterns and design standards in new subdivisions.
6. The utilization of subdivision regulations will encourage orderly and systematic growth of the community.

#### Codes Related to Building

Codes establish minimum standards for construction, plumbing, heating, and electrical installations, as well as providing for inspection and for enforcement of these standards. The State of North Carolina has adopted uniform model codes and encourages municipalities to adopt the same or stricter codes. The City of Asheboro should utilize and rigidly enforce building, electrical, plumbing, heating, health, and sanitary codes. In the one-mile area, the city may elect to enforce building codes if so desired. If the city decides not to enforce building codes in the one-mile area, the county could assume responsibility for enforcement. The responsibility for code enforcement in the one-mile area will require further study as to which level of government can provide the service most efficiently and economically. In any case, enforcement of building codes will help achieve the following objectives:

1. The maintaining of high living and building standards of present residential areas exhibiting such characteristics.
2. The encouragement of high living and building standards in areas to be developed for residential purposes.
3. The improvement and promotion of adequate living and building standards in blighted residential areas.

#### Annexation

It is desirable for development which occurs at urban densities to be inside the corporate limits so that it can benefit from the public services and utilities that such development requires for the health and safety of its residents. Annexation should be of special consideration when significant amounts of residential development are proposed outside the current corporate limits. With this in mind, the town should continue to study the feasibility of annexing areas east, west and south of the corporate limits. Annexation would also help achieve the following objectives.

1. The promotion of comprehensive planning of community services and facilities.
2. The planning of expanded water and sewer services and facilities.

#### Housing Improvement

There are many forms of housing assistance programs available to help needy persons provide adequate shelter for themselves and their families. Avenues available for consideration include a housing authority, public housing, mortgage assistance, rehabilitation loans, and units with reduced rent due to assistance to the owner.

Other housing improvement measures that may be used include the following:

1. Local organization such as civic clubs and the Chamber of Commerce may help organize and conduct neighborhood clean-up, paint-up, and fix-up campaigns. This should be done on a yearly basis.

2. The city should demolish those vacant housing units that are beyond repair and housing units that have partially been destroyed.
3. All streets in residential areas should be paved, with adequate drainage insured.

The preceding actions would help achieve the following objectives:

1. The promotion of an attractive community appearance by improving visual attractiveness throughout the community.
2. The encouragement to improve and promote adequate living and building standards in blighted residential areas.
3. The improvement of the process by which unsafe buildings are condemned and demolished.
4. The encouragement to construct new homes to increase housing supply and upgrade the general level of housing quality.
5. The broadening of the range of housing types available in Asheboro.
6. The emphasizing of safety and a continuous street improvement program.
7. The insuring of good circulation patterns and pedestrian safety.
8. The encouragement of adequate storm drainage.

#### Commercial Growth

In addition to controlling commercial growth through zoning, the following additional measures may be desirable. These measures will also be helpful in achieving the objectives outlined under the goal of promoting sufficient commercial activity to strengthen the community's tax base and insure continuing growth.



1. Strictly enforce the sign ordinance to insure proper visual appearance in all commercial areas.
2. Improve store front development in the downtown business area through painting and remodelling by owners and tenants.
3. Increase the beautification of the downtown business area by planting trees and installing flower boxes. The foliage should be of such a nature that it requires little maintenance.

### Industrial Growth

In addition to controlling industrial growth through zoning, the following additional measures may be desirable. These measures will also be helpful in achieving the objectives outlined under the goal of promoting sufficient industrial activity to strengthen the community's tax base and insure continuing growth. Furthermore, the first implementation measure may help achieve the following environmental objectives:

1. The development of a program to achieve high water quality.
2. The promotion of an attractive community appearance by improving visual attractiveness throughout the community.
3. The monitoring of all sources of possible air pollution.

### Measures to control and promote industrial growth:

1. Review industrial prospects by considering such things as noise, visual unsightliness and/or water and air pollution. The Department of Natural and Economic Resources, Office of Water and Air Resources may be of some assistance in those areas.
2. Review industrial prospects by considering such things as site requirements, traffic generation, transportation needs of the industry, adequate utility services, and adequate buffers.

3. Asheboro should participate in the North Carolina Governor's Award Program to assist it in becoming better prepared for and more attractive to industrial development. This effort can assure that development opportunities are presented to prospects in the context of city plans and capabilities of the planning area to assimilate growth.

#### Parks, Recreation, and Open Space

The following methods may be employed to implement the ideas relating to parks, recreation, and open space in the plan.

1. In addition to the recreation site plan being prepared by the city and the consulting planner, the Department of Natural and Economic Resources, Division of Recreation, is available to answer questions and provide information on park and recreational development.
2. If additional park land is desirable in the future, the following methods are available to obtain more land.
  - a) Outright purchase of lands by the city.
  - b) Encourage dedication or gifts of property for recreational use.
  - c) Purchase and lease back method - a community buys land for future recreational use, but leases it to the former owner or another party until such time as recreational facilities are needed.
  - d) Pre-emptive buying method - a community may buy a few strategically placed parcels of land which control additional surrounding acreage by their very nature.
  - e) Utilize federal and state grants to supplement local budgets for the purchase of additional park acreage.

3. Set aside a sufficient amount of money for recreation equipment and program operation.
4. Subdivision regulations should require that recreational space be included in large new developments. The zoning regulations can require that recreational areas be included in mobile home parks. Since the city is developing a large community park, recreational space in developing areas would probably be smaller in scale, such as playgrounds and vest pocket parks.
5. Utilize flood plain zoning along the indicated waterways and other scattered areas subject to flooding. Once this is accomplished, compatible recreational uses may be developed in these areas. The Department of Natural and Economic Resources, Office of Water and Air Resources may be of some assistance in determining flood hazard zones.

The preceding implementation measures will also help achieve the following objectives:

1. The establishment of an adequate park and recreation system by encouraging park dedication and public purchase of lands in the planning area that are suitable for recreational purposes.
2. The encouragement of the dedication of park and recreation space in new subdivisions.
3. The encouragement of environmental protection by excluding urban development (excluding limited recreational uses, farming and other similar limited activity) from those areas subject to possible flooding.

Transportation

The following measures may be used to implement the ideas established under the thoroughfare section of the plan, as well as the attendant objectives listed under the goal of promoting accessibility and safety in area transportation.

1. Utilize Powell Bill funds, local taxes, revenue sharing, and/or bond measures to improve local streets.
2. The city should continue to work with the State Highway Commission to implement and update its thoroughfare plan.
3. Utilize subdivision regulations to guide street development in new residential areas.

### General Revenue Sharing

The federal government is returning a certain percentage of the city's tax funds to the city for use as the city council sees fit, subject to certain restrictions. These funds can be utilized for many forms of community development projects. Careful consideration should be given the use of these funds in order to discourage the spending of general revenue sharing funds for items and projects which can be financed readily by other means.

### Rural Development Act

The U.S. Congress has recently passed an act giving highest priority to the revitalization and development of rural areas (Public Law 92-419, August, 1972). This act has many provisions which could assist Asheboro in implementing the land development plan, such as loans and grants for community facilities construction, industries, and housing. Money is only now becoming available under the act and all of its sections are not yet funded. However, the city council should become familiar with the act and aggressively seek financial assistance wherever possible.

### Citizen Participation

In an effort to make the plan an effective guide for community growth, citizen participation should be encouraged. This should be a continuing process in which community goals and objectives are constantly being reviewed and updated.

### Community Facilities and Services

The city should develop a comprehensive policy for the maintenance, improvement, and extension of community facilities and services, such as fire protection, police protection, and water and sewer services. A capital improvements budget, revenue sharing, bond measures, 201 facilities planning, and funds from the Rural Development Act will be useful in helping to achieve the objectives of the goal of providing adequate community services and facilities.

## ENVIRONMENTAL IMPACT STATEMENT

### Abstract

The study defined a pattern of orderly and systematic growth for the City of Asheboro and its environs based upon an analysis of physical, economic, and social conditions, local traditions and desires, and basic urban planning principles. Once the analysis was completed and a plan described, implementation strategies were offered. It should also be noted that the planning period or time span for this report will be approximately 20 years, with 1995 being considered the target year. Tentative plans for an update and reappraisal of this document should be made so that such work is scheduled for the fiscal year 1986 (beginning July 1985) or sooner if warranted.

### Environmental Effects

#### Beneficial Effects:

1. Preservation of open space and natural features.
2. Protection of flood plain areas.
3. More efficient use of available land.
4. Encouragement of good visual aesthetics and overall community appearance.
5. Upgrading of blighted neighborhoods is encouraged.
6. Encouragement of land utilization based on compatibility.
7. Upgrading of local street conditions is being encouraged.
8. A community clean-up or improvement campaign to beautify the environment is being encouraged.
9. A centralized public water and sewer system is being encouraged when development is to occur at high densities.

10. Topographical and soils information is being utilized with encouragement to use a completed soils survey analysis in conjunction with any development. This should encourage sound ecological planning as various land uses can be matched with compatible terrain.
11. Adverse environmental effects such as excess noise, pollution, and odors are being considered and minimized where possible through the recommended use of buffers and industrial locations.

#### Adverse Effects:

1. Reduction of some natural vegetation.
2. Increase of rain water run-off.
3. Increase of sanitary sewer effluent and solid waste.
4. Some urban sprawl is likely to occur.

#### Unavoidable Environmental Effects

Effects of development under a plan would be either uncontrolled growth or no growth at all. The former alternative would cause untold damage to the environment while the latter would cause the town to stagnate.

#### Relationship Between Short-Term Uses of the Environment and Maintenance of Long-Term Productivity

The plan proposes orderly and systematic growth which will encourage efficient land use and protection of natural features. Over a long period, some farm lands and unproductive vacant areas will be encroached by development, but this should be minimal if efficiency is encouraged and utilized as a policy.

#### Irreversible and Irretrievable Commitment of Resources

The conversion of agricultural and wooded lands to urban uses cannot be reversed; however, a compact outward growth will mitigate the effects of the loss of the above lands in the planning area.

Applicable Federal, State, and Local Controls

Federal - National Environmental Policy Act of 1969

Land and Water Conservation Fund Act of 1964

Environmental Quality Act of 1970

Executive Order 11514, March 1970, Protection and Enhancement  
of Environmental Quality

Executive Order 11593, May 1971, Protection and Enhancement of  
the Cultural Environment

Rural Development Act of 1972

State - Water Use Act of 1967

Planning and Regulation of Development, Chapter 160A, Article 19

Soil Conservation District Law of 1937

Sedimentation Pollution Control Act of 1973

North Carolina Environmental Policy Act of 1971

"Rules and Regulations Governing the Control of Air Pollution,"  
January 21, 1972

"Rules and Regulations, Classifications, and Water Quality Standards  
Applicable to the Surface Waters of N.C." October 13, 1970

"Rules and Regulations Providing for the Protection of Public Water  
Supplies," August 26, 1965; amended September 19, 1968

"Rules and Regulations Governing the Disposal of Sewage from Any  
Residence, Place of Business or Place of Public Assembly in  
North Carolina," 8/26/71; 1/8/74

Local - Plan recommends updating of the city's zoning ordinance.

Plan recommends updating of subdivision regulations.

Building and Housing Codes

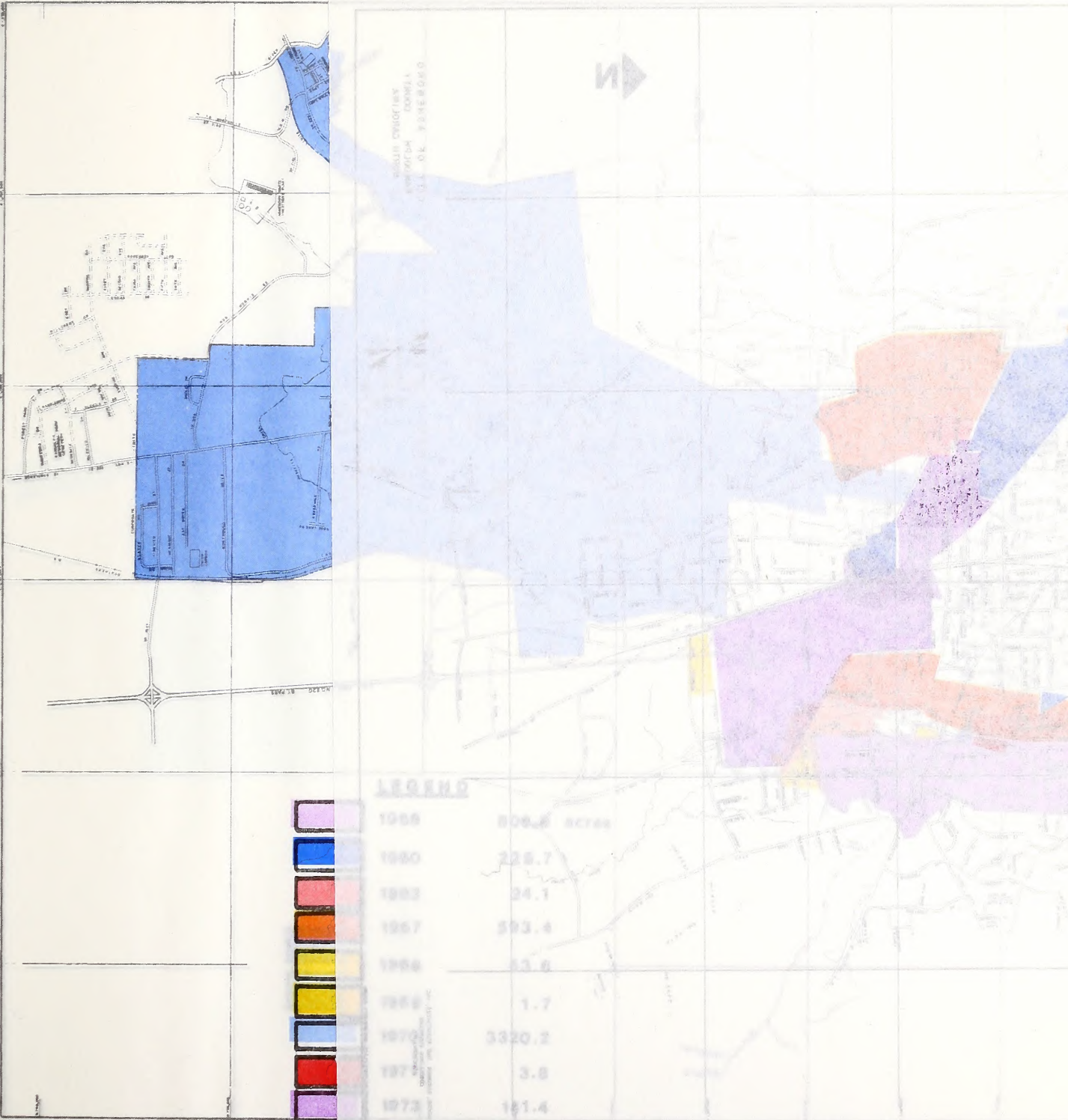
Plan recommends flood plain controls

Mitigation Measures

The adoption and use of the plan by public and private groups and participation by the citizenry will mitigate adverse environmental effects. Continued enforcement and updating of all planning reports will also assist the community in this regard.



ANNEXATIONS  
 ASHEBORO  
 NORTH CAROLINA



CITY OF ASHEBORO  
 PLANNING DEPARTMENT  
 101 S. W. 10TH ST.  
 ASHEBORO, N.C. 27803

**LEGEND**

	1968	806.6 acres
	1980	228.7
	1983	24.1
	1967	593.4
	1968	53.0
	1968	1.7
	1970	3320.2
	1971	3.8
	1973	181.4

Applicable Federal, State, and Local Controls

Federal - National Environmental Policy Act of 1969

Land and Water Conservation Fund Act of 1964

Environmental Quality Act of 1970

Executive Order 11514, March 1970, Protection and Enhancement  
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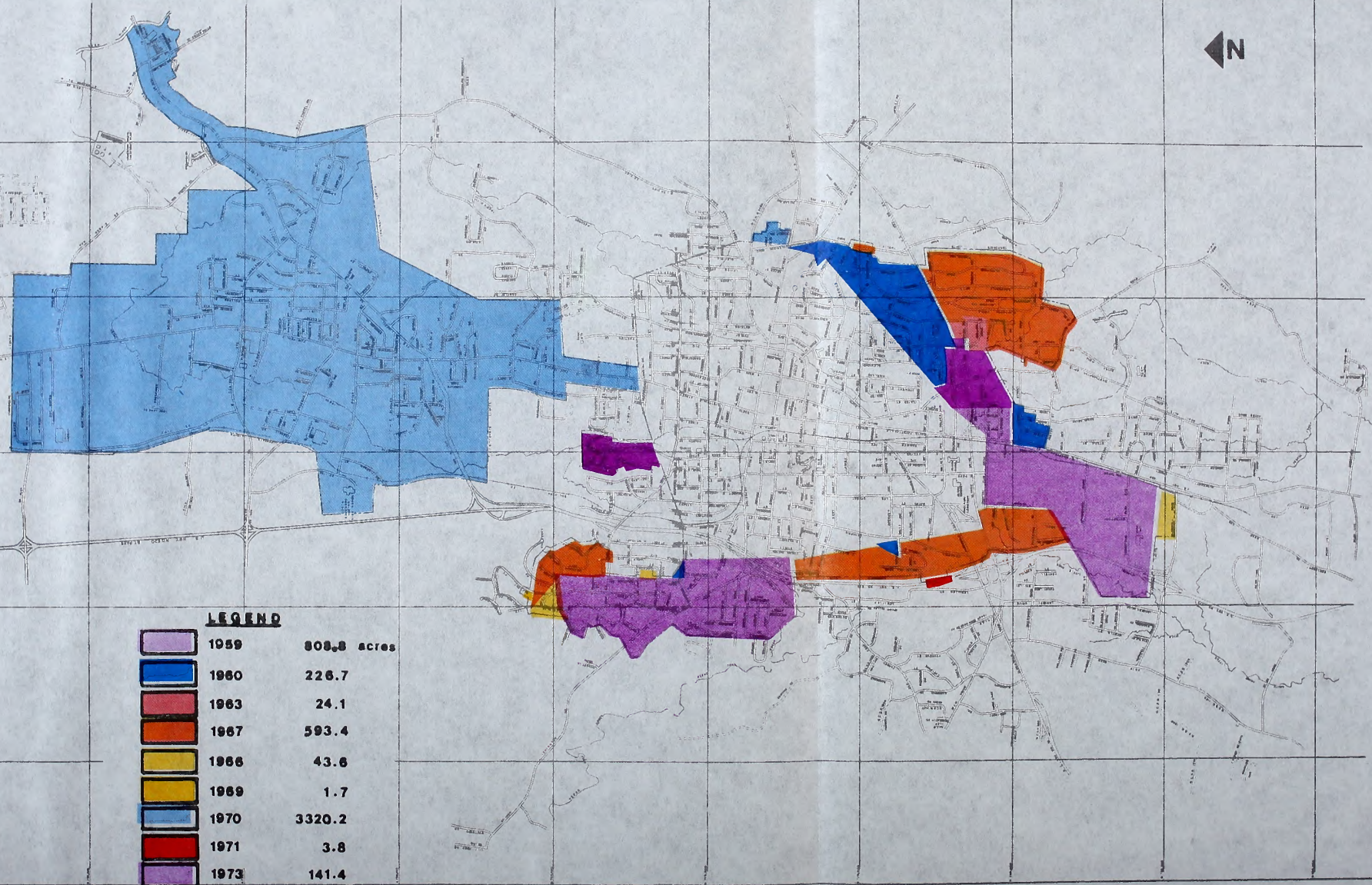
The adoption and use of the plan by public and private groups and participation by the citizenry will mitigate adverse environmental effects. Continued enforcement and updating of all planning reports will also assist the community in this regard.

CITY OF  
**ASHEBORO**  
 NORTH CAROLINA

**ANNEXATIONS 1959-1970**



CITY OF ASHEBORO  
 RAMDOLPH COUNTY  
 NORTH CAROLINA



**LEGEND**

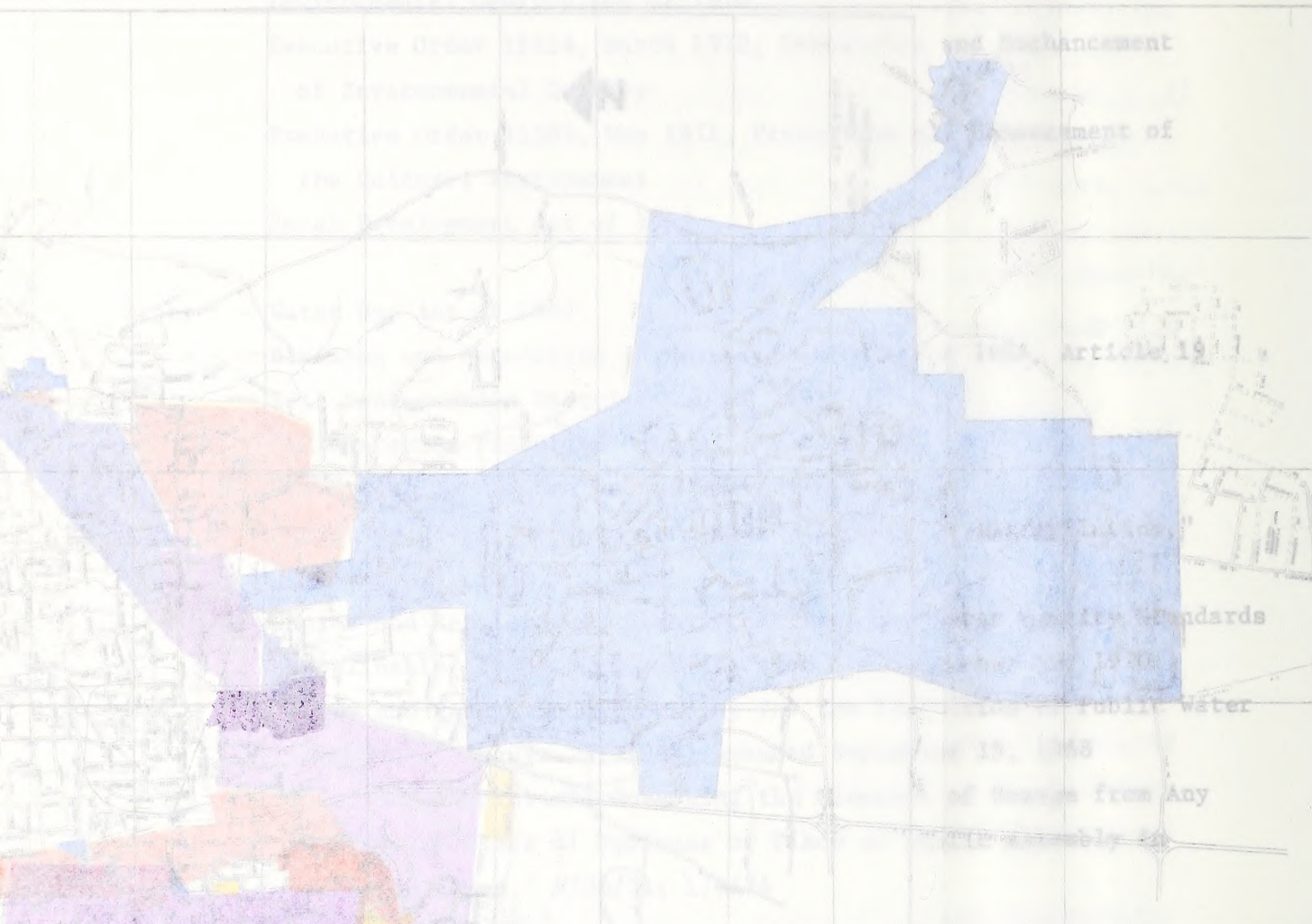
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	1960	226.7
	1963	24.1
	1967	593.4
	1966	43.8
	1969	1.7
	1970	3320.2
	1971	3.8
	1973	141.4

WORLD LANDERS AND ASSOCIATES, INC.  
 CHARLOTTE, N.C.

ANNEXATIONS 1950-1970

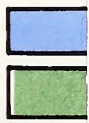
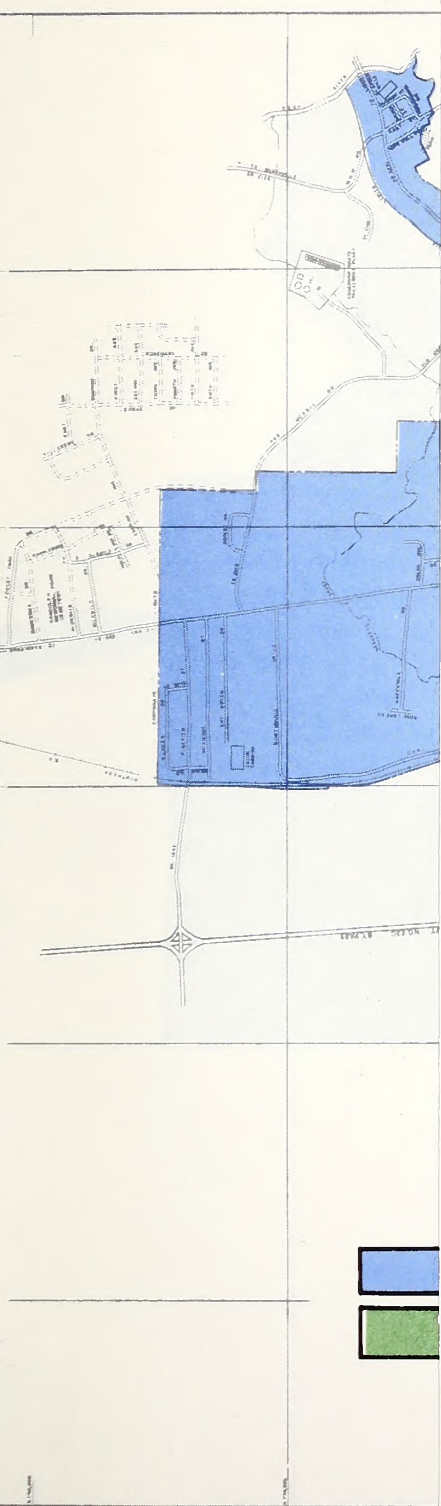
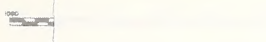
CITY OF ASHEBORO

NORTH CAROLINA



Year	Area
1973	Assist the
1971	Continued
1970	Groups and participation
1968	
1967	
1963	
1960	
1958	
1957	
1956	
1955	
1954	
1953	
1952	
1951	

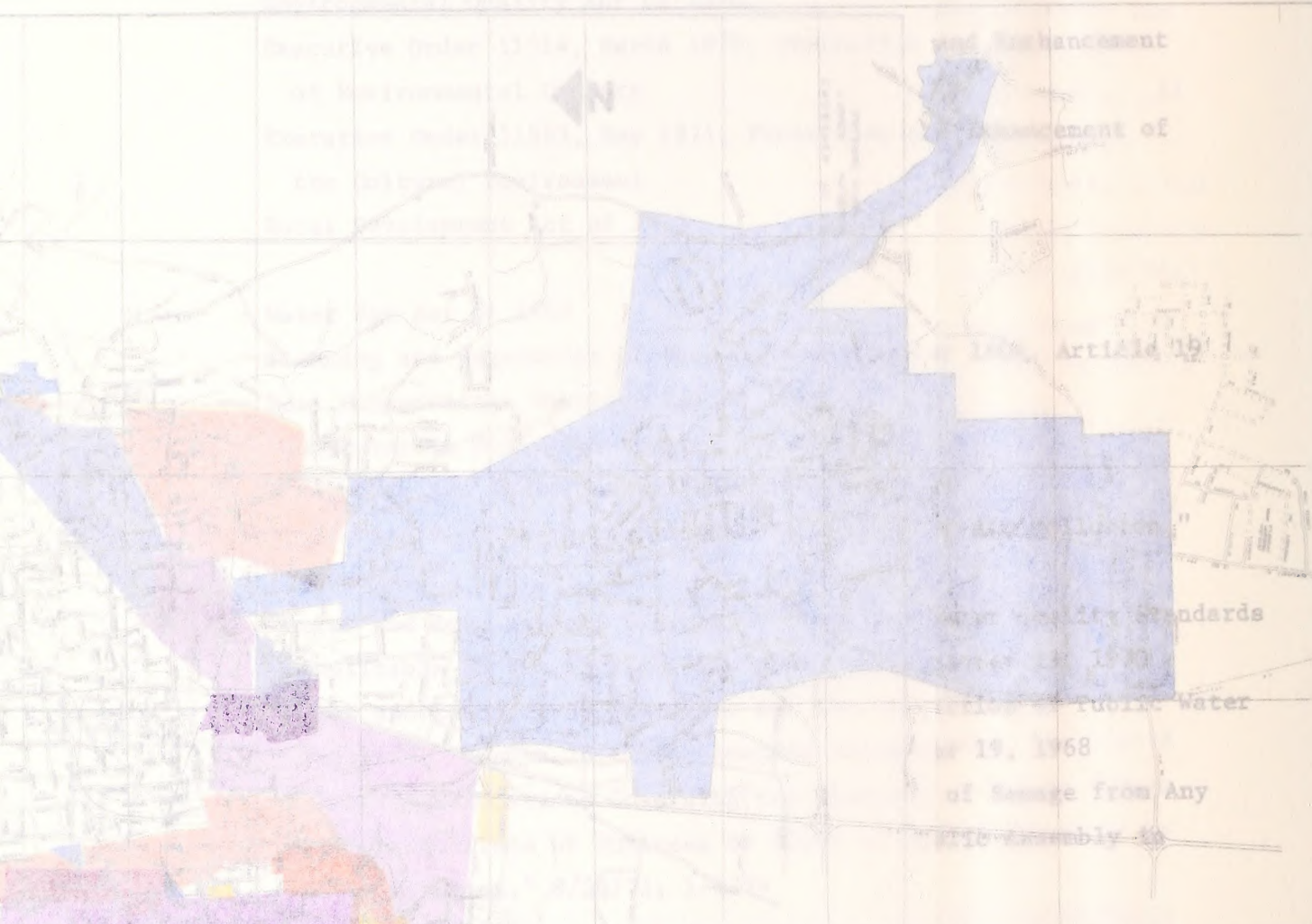
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ANNEXATIONS 1959-1970

CITY OF ASHEBORO

NORTH CAROLINA

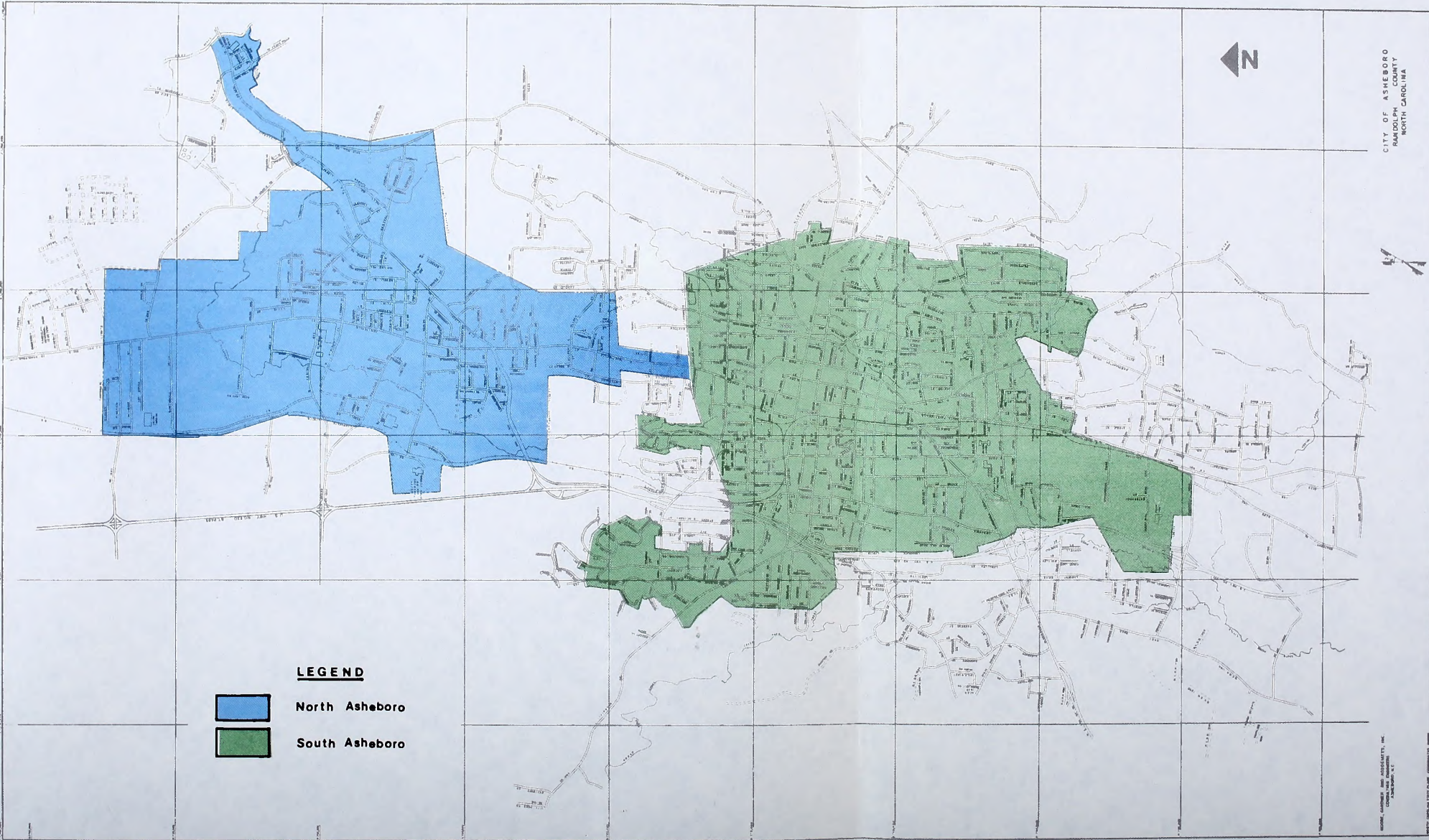


**LEGEND**



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1960	7,855	558-7	
1963	24.1	24.1	
1967	203.4	203.4	
1968	43.8	43.8	
1968	1.7	1.7	
1970	3,350.5	3350.5	Groups and participation
1971	3.8	3.8	Continued
1973	14.4	14.4	assist the

CITY OF  
**ASHEBORO**  
NORTH CAROLINA

**OLD AND NEW CITY LIMITS**



**LEGEND**

-  North Asheboro
-  South Asheboro

CITY OF ASHEBORO  
RANDOLPH COUNTY  
NORTH CAROLINA

WORLD, CONRAD AND ASSOCIATES, INC.  
PLANNING, ENGINEERING, ARCHITECTURE  
FARMINGTON, N.C.





PLANNING AREA OF  
NORTH TOWN

Scale: 1" = 100'





CITY OF  
ASHEBORO  
NORTH CAROLINA



PLANNING AREA



CITY OF ASHEBORO  
RANDOLPH COUNTY  
NORTH CAROLINA

MADE BY THE CITY OF ASHEBORO  
PLANNING DEPARTMENT  
ASHEBORO, N.C.



A  
NO

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CITY OF  
ASHEBORO  
NORTH CAROLINA



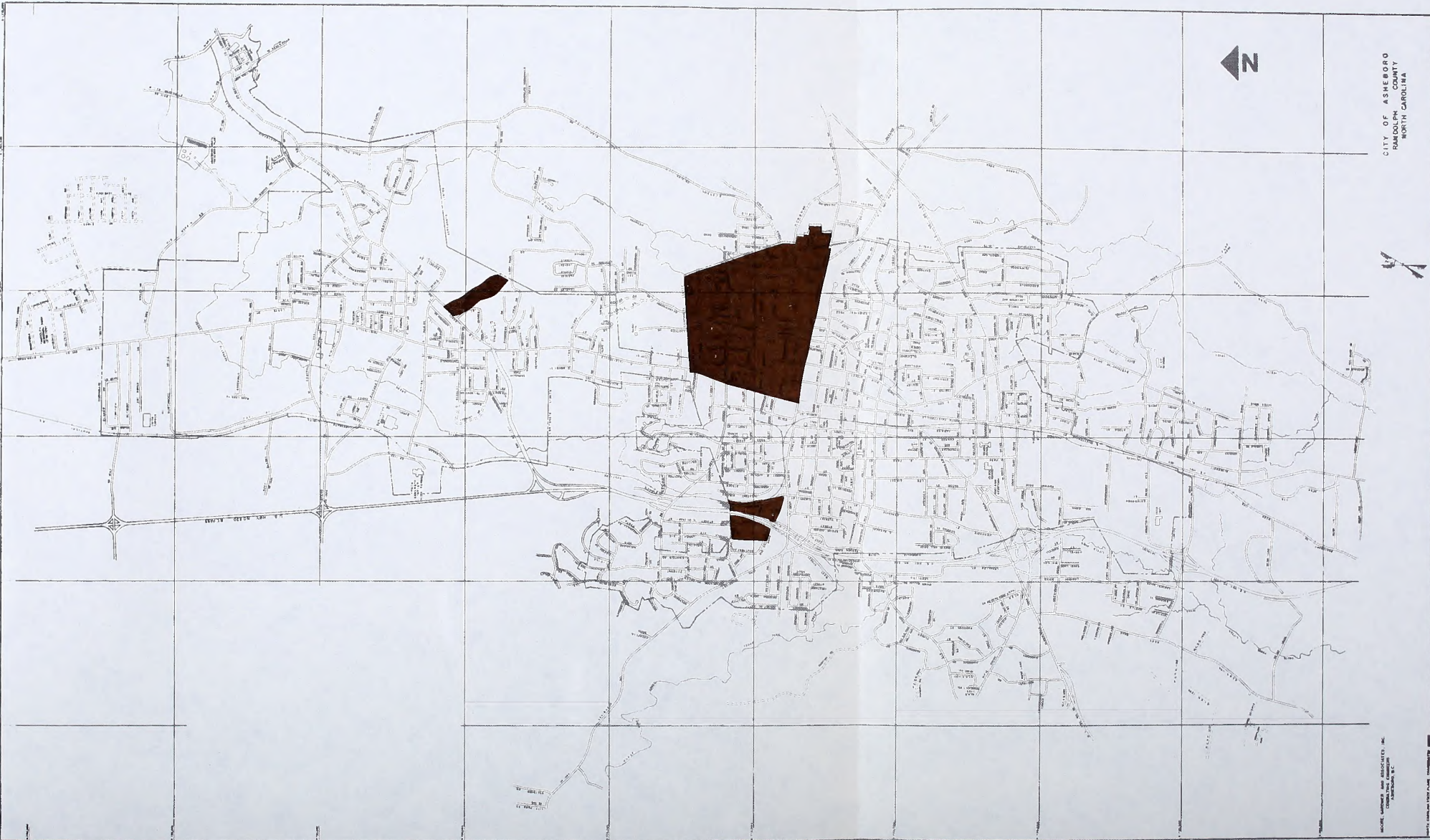
MINORITY NEIGHBORHOODS



CITY OF ASHEBORO  
RANDOLPH COUNTY  
NORTH CAROLINA

MOORE GRAPHIC MAP ASSOCIATES, INC.  
1000 W. HARRIS AVENUE  
FARMINGTON, N.C.

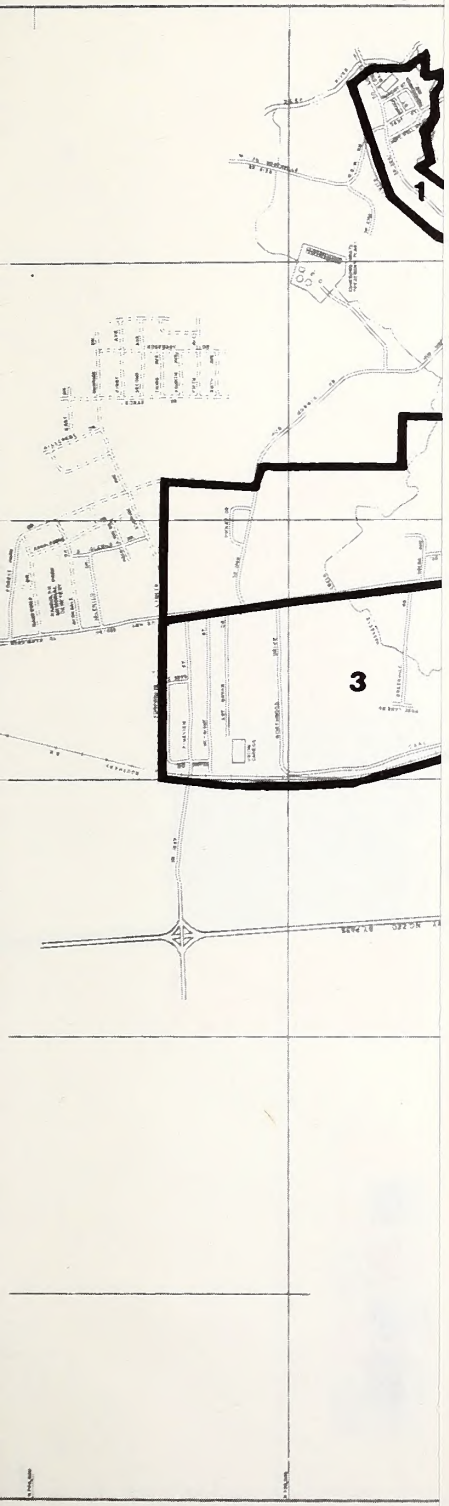
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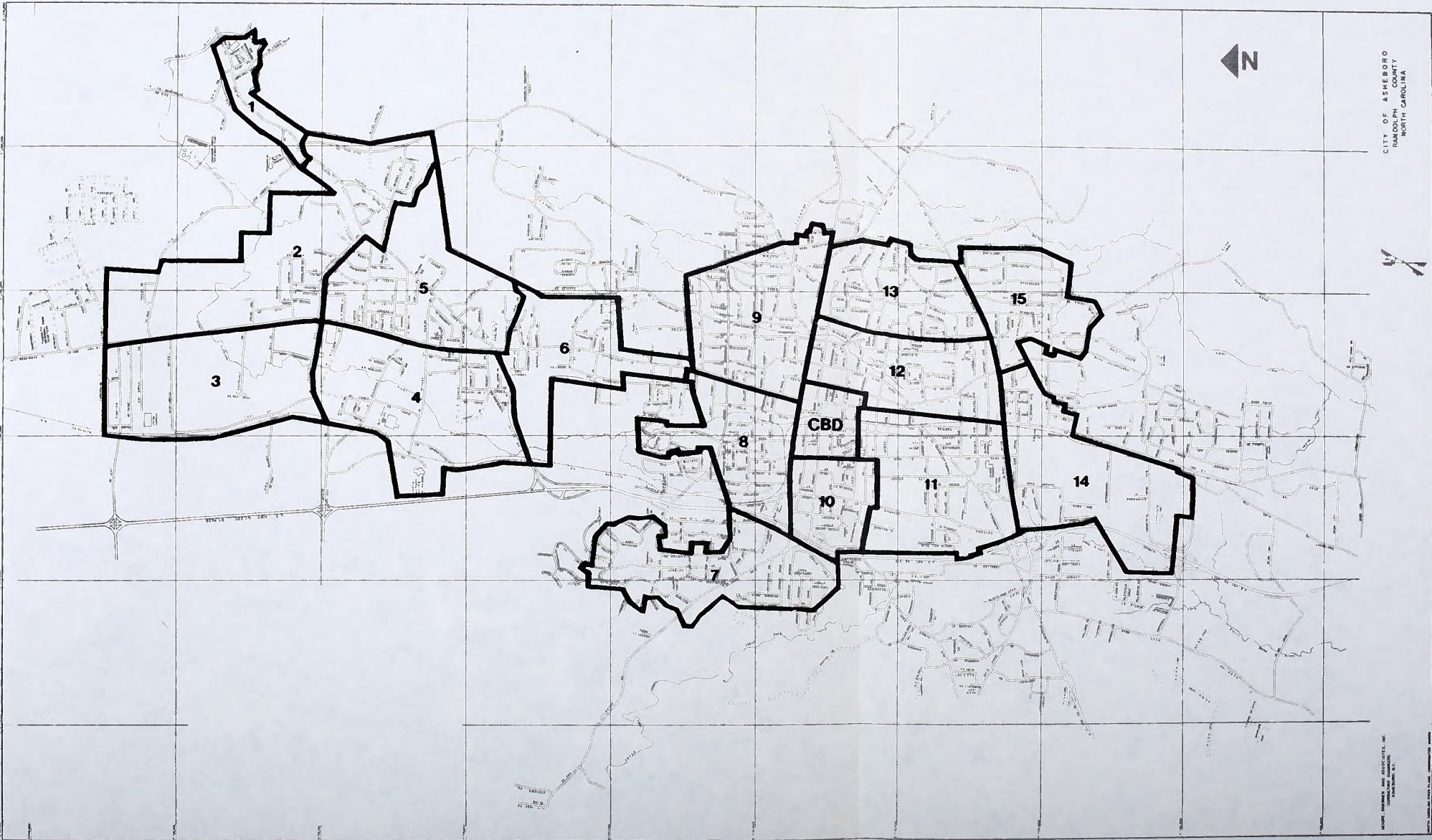




CITY OF ASHEBORO  
RANDOLPH COUNTY  
NORTH CAROLINA

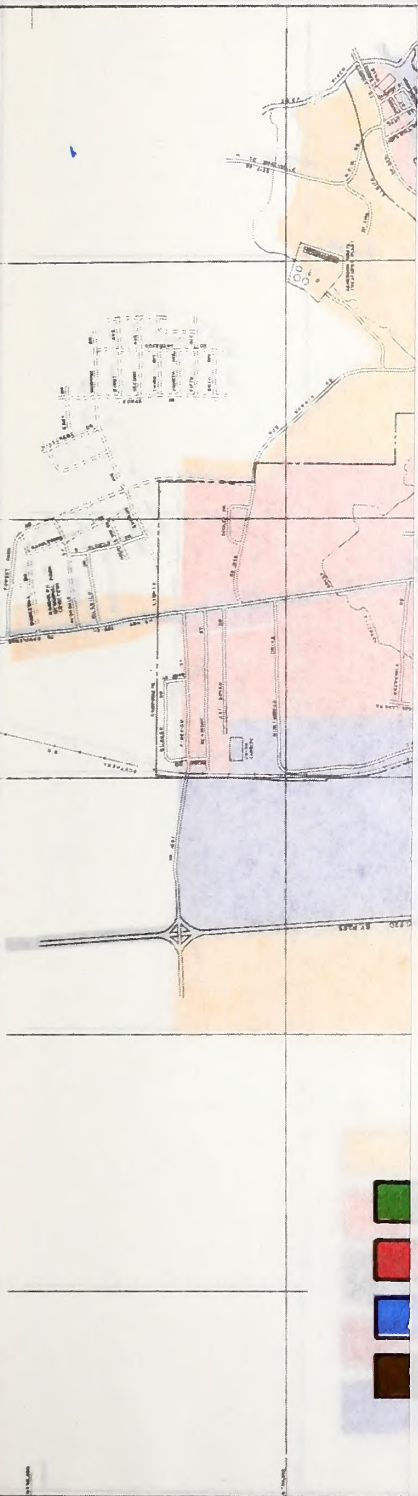


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CITY OF WASHINGTON  
RECREATION AND OPEN SPACE  
COMMISSION  
NORTH CAROLINA



WASHINGTON  
COMMISSION  
NORTH CAROLINA











CITY OF ASHEBORO  
RANDOLPH COUNTY  
NORTH CAROLINA



**LEGEND**

-  Proposed Sites
-  Existing Sites
-  Proposed Mini Parks
-  School Facilities

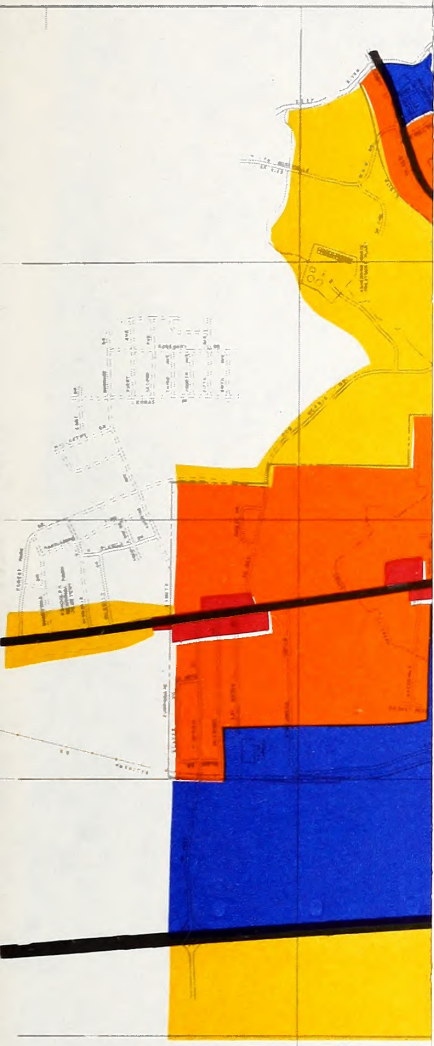
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RECREATION AND OPEN SPACE  
CITY OF  
ASHEBORO  
NORTH CAROLINA

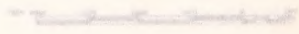




THE CITY OF...  
PLANNING DEPARTMENT  
LAND USE ZONING MAP



RECREATION AND OPEN SPACE CITY OF ASHEBORO NORTH CAROLINA



LEGEND

Proposed Sites



Existing Sites



Proposed Mini Parks



School Facilities



